

What is 11 Rimutaka Place, Titirangi Worth to You?

Method of Sale:

An **AUCTION** has been chosen by our vendors as their method of choice. I know for buyers that choosing a method without a price can pose challenges, similar to price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **11 Rimutaka Place** is worth to you, we have included recent sales from the area.

Our Property Owner:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

Comparable Sales:

Here are the recent sales which will help in your research. We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

Comparable Sales

RayWhite

Prepared for:

Subject property: 11 Rimutaka Place, Titirangi, Auckland

Prepared on: 12 October 2021

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$863,000 to \$1,647,000	Median	\$1,207,500	Mean	\$1,220,625	The median percentage difference of sale price over CV was +48.2%.
C.V	\$595,000 to \$920,000	Median	\$842,500	Mean	\$810,625	

33 Tainui Road, Titirangi, Auckland

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Last Sold	\$863,000 - 03 Sep 21
Capital Value	\$595,000 - 01 Jul 17
Land Value	\$320,000 - 01 Jul 17
Improvements	\$275,000
Land Use	Residence

Land Area	1,217 m ²
Floor Area	60 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

5 Grovelands Way, Titirangi, Auckland

3 🚗 1 🚲



Last Sold	\$1,250,000 - 12 Aug 21
Capital Value	\$795,000 - 01 Jul 17
Land Value	\$415,000 - 01 Jul 17
Improvements	\$380,000
Land Use	Residence

Land Area	871 m ²
Floor Area	110 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1940-1949

23 Rimutaka Place, Titirangi, Auckland

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Last Sold	\$1,330,000 - 16 Jul 21
Capital Value	\$845,000 - 01 Jul 17
Land Value	\$320,000 - 01 Jul 17
Improvements	\$525,000
Land Use	Residence

Land Area	675 m ²
Floor Area	130 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

162 Woodlands Park Road, Titirangi, Auckland

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Last Sold	\$1,647,000 - 28 Sep 21
Capital Value	\$890,000 - 01 Jul 17
Land Value	\$320,000 - 01 Jul 17
Improvements	\$570,000
Land Use	Residence

Land Area	974 m ²
Floor Area	210 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

Comparable Sales

RayWhite

Prepared for:

Subject property: 11 Rimutaka Place, Titirangi, Auckland

Prepared on: 12 October 2021

61 Waima Crescent, Titirangi, Auckland

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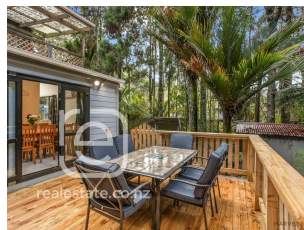


Last Sold	\$1,275,000 - 22 Jul 21
Capital Value	\$920,000 - 01 Jul 17
Land Value	\$375,000 - 01 Jul 17
Improvements	\$545,000
Land Use	Residence

Land Area	1,578 m ²
Floor Area	168 m ²
Roof	Steel/G-Iron
Walls	Steel/G-Iron
Building Age	Unknown

208 Woodlands Park Road, Titirangi, Auckland

4 🚗 2 🚗 2 🚗



Last Sold	\$1,160,000 - 17 Jul 21
Capital Value	\$890,000 - 01 Jul 17
Land Value	\$330,000 - 01 Jul 17
Improvements	\$560,000
Land Use	Residential
Land Area	1,011 m ²

Floor Area	170 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

3C Sylvan Valley Avenue, Titirangi, Auckland

5 🚗 2 🚗 2 🚗



Last Sold	\$1,165,000 - 16 Jul 21
Capital Value	\$840,000 - 01 Jul 17
Land Value	\$415,000 - 01 Jul 17
Improvements	\$425,000
Land Use	Home and Income

Land Area	2,823 m ²
Floor Area	190 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1970-1979

19 Laingholm Drive, Laingholm, Auckland

2 🚗 1 🚗



Last Sold	\$1,075,000 - 10 Sep 21
Capital Value	\$710,000 - 01 Jul 17
Land Value	\$350,000 - 01 Jul 17
Improvements	\$360,000
Land Use	Residence

Land Area	855 m ²
Floor Area	75 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1940-1949