

What is 691 Huia Road, Parau 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 **691 Huia Road** 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: 691 Huia Road, Parau, Auckland

Prepared on: 5 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	\$1,360,000 to \$1,840,000	Median	\$1,565,000	Mean	\$1,580,444	The median percentage difference of sale price over CV was +42.3%.
C.V	\$800,000 to \$1,480,000	Median	\$1,200,000	Mean	\$1,149,366	

334 Titirangi Road, Titirangi, Auckland

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Last Sold	\$1,799,000 - 15 May 21
Capital Value	\$1,219,300 - 01 Jul 17
Land Value	\$826,500 - 01 Jul 17
Improvements	\$392,800
Land Use	Residential
Land Area	1,174 m ²

Floor Area	220 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

31 Kohu Road, Titirangi, Auckland

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Last Sold	\$1,840,000 - 21 May 21
Capital Value	\$1,480,000 - 01 Jul 17
Land Value	\$1,050,000 - 01 Jul 17
Improvements	\$430,000
Land Use	Residence

Land Area	2,942 m ²
Floor Area	230 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

317 Huia Road, Titirangi, Auckland

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Last Sold	\$1,600,000 - 30 May 21
Capital Value	\$1,105,000 - 01 Jul 17
Land Value	\$510,000 - 01 Jul 17
Improvements	\$595,000
Land Use	Residential

Land Area	3,328 m ²
Floor Area	200 m ²
Roof	Tile Profile
Walls	Concrete
Building Age	1970-1979

94 Otitori Bay Road, Titirangi, Auckland

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Last Sold	\$1,565,000 - 17 Jun 21
Capital Value	\$1,100,000 - 01 Jul 17
Land Value	\$600,000 - 01 Jul 17
Improvements	\$500,000
Land Use	Residence

Land Area	1,087 m ²
Floor Area	200 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

Comparable Sales

RayWhite

Prepared for:

Subject property: 691 Huia Road, Parau, Auckland

Prepared on: 5 October 2021

71 Scenic Drive, Titirangi, Auckland

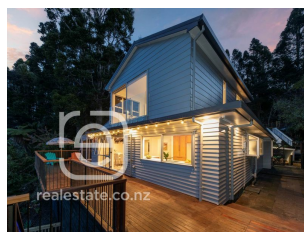
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Last Sold	\$1,600,000 - 14 May 21	Land Area	2,046 m ²
Capital Value	\$1,250,000 - 01 Jul 17	Floor Area	240 m ²
Land Value	\$1,130,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$120,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

14 Tainui Road, Titirangi, Auckland

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Last Sold	\$1,450,000 - 13 Jul 21	Floor Area	160 m ²
Capital Value	\$890,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 17	Walls	Mixed Material
Improvements	\$520,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	2,297 m ²		

320 Huia Road, Titirangi, Auckland

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Last Sold	\$1,360,000 - 21 May 21	Land Area	1,088 m ²
Capital Value	\$800,000 - 01 Jul 17	Floor Area	163 m ²
Land Value	\$270,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$530,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Unknown

1 Lookout Drive, Laingholm, Auckland

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Last Sold	\$1,500,000 - 21 May 21	Land Area	1,012 m ²
Capital Value	\$1,300,000 - 01 Jul 17	Floor Area	364 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Mixed Material
Improvements	\$920,000	Walls	Mixed Material
Land Use	Residential	Building Age	1960-1969

22 Fawcett Road, Laingholm, Auckland

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Last Sold	\$1,510,000 - 05 May 21	Land Area	1,513 m ²
Capital Value	\$1,200,000 - 01 Jul 17	Floor Area	218 m ²
Land Value	\$360,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$840,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1970-1979