

What is 14 Hollywood Ave, 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 **14 Hollywood Ave** 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: 14 Hollywood Avenue, Titirangi, Auckland

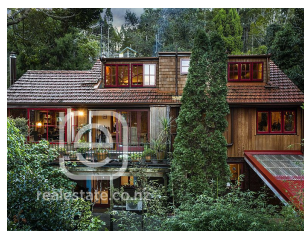
Prepared on: 5 October 2021

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	\$1,210,000 to \$1,500,000	Median	\$1,330,000	Mean	\$1,348,903	The median percentage difference of sale price over CV was +43.5%.
C.V	\$515,000 to \$1,625,000	Median	\$960,000	Mean	\$949,032	

11 Arama Avenue, Titirangi, Auckland

4 🚗 2 🚰 6 🚘

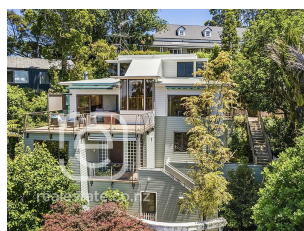


Last Sold	\$1,500,000 - 09 Aug 21
Capital Value	\$1,045,000 - 01 Jul 17
Land Value	\$430,000 - 01 Jul 17
Improvements	\$615,000
Land Use	Residence

Land Area	1,181 m ²
Floor Area	250 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

37 Park Road, Titirangi, Auckland

5 🚗 2 🚰 4 🚘



Last Sold	\$1,450,000 - 10 Aug 21
Capital Value	\$1,625,000 - 01 Jul 17
Land Value	\$680,000 - 01 Jul 17
Improvements	\$945,000
Land Use	Residence

Land Area	1,148 m ²
Floor Area	240 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1990-1999

14 Tainui Road, Titirangi, Auckland

4 🚗 2 🚰 2 🚘



Last Sold	\$1,450,000 - 13 Jul 21
Capital Value	\$890,000 - 01 Jul 17
Land Value	\$370,000 - 01 Jul 17
Improvements	\$520,000
Land Use	Residence
Land Area	2,297 m ²

Floor Area	160 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

22 Kopiko Road, Titirangi, Auckland

3 🚗 2 🚰 2 🚘



Last Sold	\$1,425,000 - 14 Apr 21
Capital Value	\$1,150,000 - 01 Jul 17
Land Value	\$740,000 - 01 Jul 17
Improvements	\$410,000
Land Use	Residential

Land Area	2,367 m ²
Floor Area	130 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

24 Deirdre Place, Titirangi, Auckland

3 🚗 2 🚗



Last Sold	\$1,420,000 - 15 May 21	Land Area	6,171 m ²
Capital Value	\$1,160,000 - 01 Jul 17	Floor Area	185 m ²
Land Value	\$465,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$695,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1990-1999

23 Laingfield Terrace, Laingholm, Auckland

3 🚗 2 🚗



Last Sold	\$1,420,000 - 08 May 21	Land Area	2,304 m ²
Capital Value	\$960,000 - 01 Jul 17	Floor Area	160 m ²
Land Value	\$470,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$490,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

235A Titirangi Road, Titirangi, Auckland

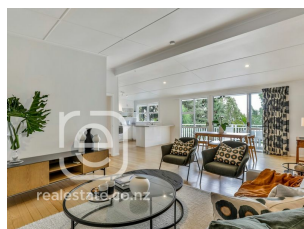
4 🚗 3 🚗 6 🚗



Last Sold	\$1,410,000 - 30 May 21	Land Area	840 m ²
Capital Value	\$920,000 - 01 Jul 17	Floor Area	210 m ²
Land Value	\$610,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$310,000	Walls	Wood (incl Weatherboard)
Land Use	Apartment	Building Age	1950-1959

232 Konini Road, Titirangi, Auckland

4 🚗 1 🚗 2 🚗



Last Sold	\$1,408,000 - 05 May 21	Land Area	1,105 m ²
Capital Value	\$980,000 - 01 Jul 17	Floor Area	190 m ²
Land Value	\$670,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$310,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969

203A Titirangi Road, Titirangi, Auckland

4 🚗 2 🚗 2 🚗



Last Sold	\$1,400,000 - 13 Jul 21	Land Area	859 m ²
Capital Value	\$990,000 - 01 Jul 17	Floor Area	200 m ²
Land Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$340,000	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009

Comparable Sales

RayWhite

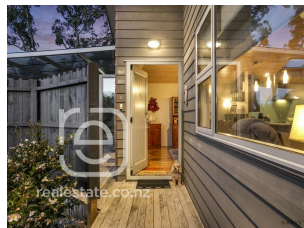
Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

11 Deane Avenue, Titirangi, Auckland

3 🚗 2 🚗



Last Sold	\$1,400,000 - 07 Jul 21	Land Area	556 m ²
Capital Value	\$1,100,000 - 01 Jul 17	Floor Area	184 m ²
Land Value	\$550,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$550,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009

71E Konini Road, Titirangi, Auckland

4 🚗 2 🚗 4 🚗



Last Sold	\$1,400,000 - 19 May 21	Land Area	471 m ²
Capital Value	\$990,000 - 01 Jul 17	Floor Area	186 m ²
Land Value	\$470,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$520,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	Unknown

20 Laingfield Terrace, Laingholm, Auckland

3 🚗 1 🚗 2 🚗



Last Sold	\$1,380,000 - 14 Sep 21	Land Area	2,000 m ²
Capital Value	\$840,000 - 01 Jul 17	Floor Area	95 m ²
Land Value	\$490,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$350,000	Walls	Aluminum
Land Use	Residence	Building Age	1990-1999

90 Wood Bay Road, Titirangi, Auckland

3 🚗 2 🚗 4 🚗



Last Sold	\$1,350,000 - 26 Jul 21	Land Area	857 m ²
Capital Value	\$1,065,000 - 01 Jul 17	Floor Area	210 m ²
Land Value	\$530,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$535,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

13 Miha Road, Titirangi, Auckland

5 🚗 3 🚗 2 🚗



Last Sold	\$1,350,000 - 08 Jun 21	Floor Area	278 m ²
Capital Value	\$1,090,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$460,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$630,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,520 m ²		

Comparable Sales

RayWhite

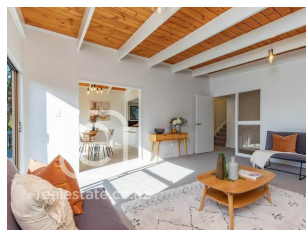
Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

43 Wirihana Road, Titirangi, Auckland

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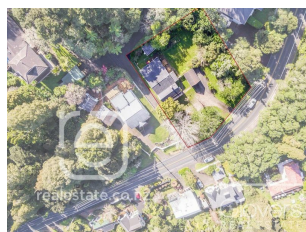


Last Sold	\$1,345,000 - 09 Aug 21
Capital Value	\$840,000 - 01 Jul 17
Land Value	\$650,000 - 01 Jul 17
Improvements	\$190,000
Land Use	Residence

Land Area	713 m ²
Floor Area	150 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	1980-1989

11 Huia Road, Titirangi, Auckland

3 🚗 1 🚗 3 🚗



Last Sold	\$1,330,000 - 30 Sep 21
Capital Value	\$785,000 - 01 Jul 17
Land Value	\$460,000 - 01 Jul 17
Improvements	\$325,000
Land Use	Residence

Land Area	1,014 m ²
Floor Area	110 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1910-1919

591 South Titirangi Road, Titirangi, Auckland

3 🚗 1 🚗 3 🚗



Last Sold	\$1,330,000 - 04 Aug 21
Capital Value	\$515,000 - 01 Jul 17
Land Value	\$460,000 - 01 Jul 17
Improvements	\$55,000
Land Use	Residence

Land Area	1,927 m ²
Floor Area	60 m ²
Roof	Fibre Cement
Walls	Fibre Cement
Building Age	1940-1949

23 Rimutaka Place, Titirangi, Auckland

3 🚗 1 🚗 1 🚗

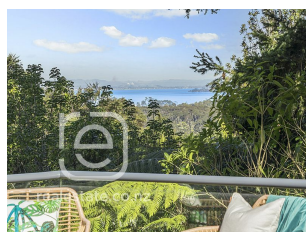


Last Sold	\$1,330,000 - 16 Jul 21
Capital Value	\$845,000 - 01 Jul 17
Land Value	\$320,000 - 01 Jul 17
Improvements	\$525,000
Land Use	Residence

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

47 Waima Crescent, Titirangi, Auckland

3 🚗 2 🚗



Last Sold	\$1,325,000 - 17 May 21
Capital Value	\$1,025,000 - 01 Jul 17
Land Value	\$430,000 - 01 Jul 17
Improvements	\$595,000
Land Use	Residential

Land Area	2,087 m ²
Floor Area	210 m ²
Roof	Steel/G-Iron
Walls	Concrete
Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

6 Sunray Avenue, Titirangi, Auckland

3 🚗 1 🚗



Last Sold	\$1,320,000 - 17 Apr 21	Land Area	1,161 m ²
Capital Value	\$830,000 - 01 Jul 17	Floor Area	110 m ²
Land Value	\$775,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$55,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969

13 South Lynn Road, Titirangi, Auckland

4 🚗 1 🚗



Last Sold	\$1,315,000 - 02 Sep 21	Land Area	612 m ²
Capital Value	\$750,000 - 01 Jul 17	Floor Area	110 m ²
Land Value	\$510,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$240,000	Walls	Brick
Land Use	Residence	Building Age	1930-1939

18 Tinopai Road, Titirangi, Auckland

4 🚗 3 🚗 2 🚗



Last Sold	\$1,315,000 - 26 May 21	Floor Area	231 m ²
Capital Value	\$1,150,000 - 01 Jul 17	Roof	Tile Profile
Land Value	\$500,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$650,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Home and Income		
Land Area	809 m ²		

53 Takahe Road, Titirangi, Auckland

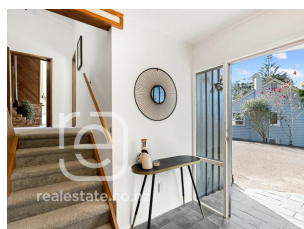
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Last Sold	\$1,305,000 - 14 Apr 21	Land Area	1,719 m ²
Capital Value	\$995,000 - 01 Jul 17	Floor Area	150 m ²
Land Value	\$540,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$455,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1980-1989

107 Konini Road, Titirangi, Auckland

3 🚗 2 🚗 1 🚗



Last Sold	\$1,303,000 - 20 Aug 21	Land Area	
Capital Value	\$910,000 - 01 Jul 17	Floor Area	180 m ²
Land Value	\$500,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$410,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

Comparable Sales

RayWhite

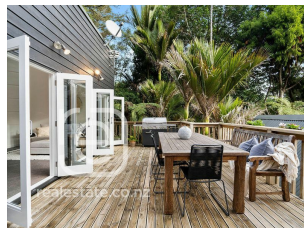
Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

583 South Titirangi Road, Titirangi, Auckland

3 🚗 1 🏠



Last Sold	\$1,300,000 - 03 Jun 21	Floor Area	135 m ²
Capital Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$460,000 - 01 Jul 17	Walls	Mixed Material
Improvements	\$190,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,797 m ²		

71 Atkinson Road, Titirangi, Auckland

4 🚗 2 🏠 4 🏠



Last Sold	\$1,300,000 - 22 May 21	Land Area	966 m ²
Capital Value	\$1,000,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$660,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$340,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1950-1959

72 Wood Bay Road, Titirangi, Auckland

4 🚗 2 🏠 4 🏠



Last Sold	\$1,290,000 - 11 Apr 21	Land Area	954 m ²
Capital Value	\$1,020,000 - 01 Jul 17	Floor Area	220 m ²
Land Value	\$460,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$560,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

5 Grovelands Way, Titirangi, Auckland

3 🚗 1 🏠



Last Sold	\$1,250,000 - 12 Aug 21	Land Area	871 m ²
Capital Value	\$795,000 - 01 Jul 17	Floor Area	110 m ²
Land Value	\$415,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$380,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1940-1949

32 Waima Crescent, Titirangi, Auckland

3 🚗 1 🏠 5 🏠



Last Sold	\$1,245,000 - 08 Jul 21	Land Area	1,050 m ²
Capital Value	\$880,000 - 01 Jul 17	Floor Area	220 m ²
Land Value	\$350,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$530,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

Comparable Sales

RayWhite

Prepared for:

Subject property: 14 Hollywood Avenue, Titirangi, Auckland

Prepared on: 5 October 2021

8 Daffodil Street, Titirangi, Auckland

3 🚗 2 🏠 4 🏠



Last Sold \$1,240,000 - 17 Jun 21
Capital Value \$800,000 - 01 Jul 17
Land Value \$560,000 - 01 Jul 17
Improvements \$240,000
Land Use Residential

Land Area 669 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

806 South Titirangi Road, Titirangi, Auckland

4 🚗 3 🏠 4 🏠



Last Sold \$1,210,000 - 28 Apr 21
Capital Value \$825,000 - 01 Jul 17
Land Value \$490,000 - 01 Jul 17
Improvements \$335,000
Land Use Residence

Land Area 1,290 m²
Floor Area 210 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979