

What is 2a Warner Park Ave, Laingholm 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 **2a Warner Park, Laingholm** 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: 2A Warner Park Avenue, Laingholm, Auckland

Prepared on: 6 September 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	\$1,365,000	Mean	\$1,366,083	The median percentage difference of sale price over CV was +44.1%.
C.V	\$745,000 to \$1,300,000	Median	\$985,000	Mean	\$974,583	

1 Lookout Drive, Laingholm, Auckland

4 🚗



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	Residence	Building Age	1960-1969

432 Huia Road, Laingholm, Auckland

5 🚗



Last Sold	\$1,370,000 - 29 Mar 21	Land Area	891 m ²
Capital Value	\$860,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$310,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$550,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1960-1969

11 Arama Avenue, Titirangi, Auckland

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Last Sold	\$1,500,000 - 09 Aug 21	Land Area	1,181 m ²
Capital Value	\$1,045,000 - 01 Jul 17	Floor Area	250 m ²
Land Value	\$430,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$615,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

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

Comparable Sales

RayWhite

Prepared for:

Subject property: 2A Warner Park Avenue, Laingholm, Auckland

Prepared on: 6 September 2021

806 South Titirangi Road, Titirangi, Auckland

4 🚗



Last Sold	\$1,210,000 - 28 Apr 21	Land Area	1,290 m ²
Capital Value	\$825,000 - 01 Jul 17	Floor Area	210 m ²
Land Value	\$490,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$335,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

4 York Road, Titirangi, Auckland

5 🚗



Last Sold	\$1,210,000 - 10 Apr 21	Floor Area	160 m ²
Capital Value	\$745,000 - 01 Jul 17	Roof	Tile Profile
Land Value	\$350,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$395,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	922 m ²		

18 Tinopai Road, Titirangi, Auckland

4 🚗



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		

14 Tainui Road, Titirangi, Auckland

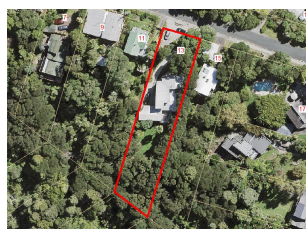
4 🚗



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		

13 Miha Road, Titirangi, Auckland

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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: 2A Warner Park Avenue, Laingholm, Auckland

Prepared on: 6 September 2021

87 Scenic Drive, Titirangi, Auckland

4 



Last Sold \$1,430,000 - 10 Mar 21
Capital Value \$990,000 - 01 Jul 17
Land Value \$780,000 - 01 Jul 17
Improvements \$210,000
Land Use Residence
Land Area 1,045 m²

Floor Area 179 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

232 Konini Road, Titirangi, Auckland

4 



Last Sold \$1,408,000 - 05 May 21
Capital Value \$980,000 - 01 Jul 17
Land Value \$670,000 - 01 Jul 17
Improvements \$310,000
Land Use Residential

Land Area 1,105 m²
Floor Area 190 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

72 Wood Bay Road, Titirangi, Auckland

4 



Last Sold \$1,290,000 - 11 Apr 21
Capital Value \$1,020,000 - 01 Jul 17
Land Value \$460,000 - 01 Jul 17
Improvements \$560,000
Land Use Residence

Land Area 954 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999