

What is 420 Scenic Drive, Waiaatarua 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 **420 Scenic Drive** 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: 420 Scenic Drive, Waiparuru, Auckland

Prepared on: 1 November 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.

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|-------------------|--------------------------|---------------|-------------|-------------|-------------|--|
| Sale Price | \$955,000 to \$1,300,000 | Median | \$1,086,500 | Mean | \$1,107,500 | The median percentage difference of sale price over CV was +37.4%. |
| C.V | \$620,000 to \$1,050,000 | Median | \$800,000 | Mean | \$813,571 | |

79 Glenesk Road, Piha, Auckland

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|----------------------|-------------------------|---------------------|----------------------|
| Last Sold | \$1,300,000 - 18 Jul 21 | Land Area | 5,572 m ² |
| Capital Value | \$825,000 - 01 Jul 17 | Floor Area | 111 m ² |
| Land Value | \$485,000 - 01 Jul 17 | Roof | Fibre Cement |
| Improvements | \$340,000 | Walls | Mixed Material |
| Land Use | Residential | Building Age | 1980-1989 |

5 Grovelands Way, Titirangi, Auckland

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|----------------------|-------------------------|---------------------|--------------------------|
| 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 | Residential | Building Age | 1940-1949 |

113 Lone Kauri Road, Karekare, Auckland

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|----------------------|-------------------------|---------------------|--------------------------|
| Last Sold | \$1,249,000 - 27 Jun 21 | Land Area | 1,578 m ² |
| Capital Value | \$960,000 - 01 Jul 17 | Floor Area | 159 m ² |
| Land Value | \$270,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$690,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residential | Building Age | 2000-2009 |

32 Waima Crescent, Titirangi, Auckland

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|----------------------|-------------------------|---------------------|--------------------------|
| Last Sold | \$1,245,000 - 08 Jul 21 | Land Area | 1,050 m ² |
| Capital Value | \$880,000 - 01 Jul 17 | Floor Area | 225 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: 420 Scenic Drive, Waikarua, Auckland

Prepared on: 1 November 2021

1160 Huia Road, Huia, Auckland

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|---------------|-------------------------|--------------|----------------------|
| Last Sold | \$1,235,000 - 24 May 21 | Land Area | 1,029 m ² |
| Capital Value | \$830,000 - 01 Jul 17 | Floor Area | 150 m ² |
| Land Value | \$330,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$500,000 | Walls | Fibre Cement |
| Land Use | Residential | Building Age | 1980-1989 |

10 Lucinda Place, Glen Eden, Auckland

3 🚗 2 🚿 6 🚗



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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,221,000 - 10 May 21 | Land Area | 809 m ² |
| Capital Value | \$770,000 - 01 Jul 17 | Floor Area | 90 m ² |
| Land Value | \$740,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$30,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 1960-1969 |

85 Piha Road, Piha, Auckland

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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,215,000 - 21 May 21 | Land Area | 1,540 m ² |
| Capital Value | \$920,000 - 01 Jul 17 | Floor Area | 160 m ² |
| Land Value | \$520,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$400,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 2000-2009 |

7 Beach Valley Road, Piha, Auckland

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|---------------|-------------------------|--------------|----------------------|
| Last Sold | \$1,210,000 - 26 Aug 21 | Land Area | 1,315 m ² |
| Capital Value | \$800,000 - 01 Jul 17 | Floor Area | 90 m ² |
| Land Value | \$580,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$220,000 | Walls | Fibre Cement |
| Land Use | Residential | Building Age | 1950-1959 |

87 Glengarry Road, Glen Eden, Auckland

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|---------------|-------------------------|--------------|--------------------|
| Last Sold | \$1,210,000 - 08 Jun 21 | Land Area | 507 m ² |
| Capital Value | \$1,050,000 - 01 Jul 17 | Floor Area | 200 m ² |
| Land Value | \$495,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$555,000 | Walls | Mixed Material |
| Land Use | Residential | Building Age | 1990-1999 |

Comparable Sales

RayWhite

Prepared for:

Subject property: 420 Scenic Drive, Waikarua, Auckland

Prepared on: 1 November 2021

115 Victory Road, Laingholm, Auckland

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|---------------|-------------------------|--------------|----------------------|
| Last Sold | \$1,145,000 - 25 May 21 | Land Area | 1,012 m ² |
| Capital Value | \$1,025,000 - 01 Jul 17 | Floor Area | 240 m ² |
| Land Value | \$400,000 - 01 Jul 17 | Roof | Tile Profile |
| Improvements | \$625,000 | Walls | Mixed Material |
| Land Use | Residential | Building Age | 1970-1979 |

52 Rauhuia Crescent, Parau, Auckland

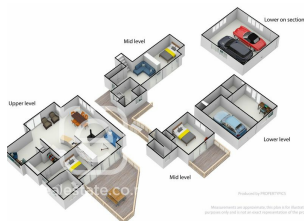
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|---------------|-------------------------|--------------|----------------------|
| Last Sold | \$1,130,000 - 26 Jun 21 | Land Area | 1,080 m ² |
| Capital Value | \$865,000 - 01 Jul 17 | Floor Area | 150 m ² |
| Land Value | \$310,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$555,000 | Walls | Mixed Material |
| Land Use | Residential | Building Age | 1980-1989 |

119 Seaview Road, Piha, Auckland

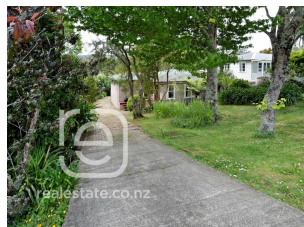
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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,100,000 - 30 Jun 21 | Land Area | 1,234 m ² |
| Capital Value | \$1,000,000 - 01 Jul 17 | Floor Area | 170 m ² |
| Land Value | \$450,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$550,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residential | Building Age | 1980-1989 |

48 Minnehaha Avenue, Titirangi, Auckland

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|---------------|-------------------------|--------------|-----------------------------------|
| Last Sold | \$1,100,000 - 16 Jun 21 | Floor Area | 110 m ² |
| Capital Value | \$785,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Land Value | \$345,000 - 01 Jul 17 | Walls | Wood (incl Weatherboard) |
| Improvements | \$440,000 | Building Age | Prior to 1920 - exact age unknown |
| Land Use | Residential | | |
| Land Area | 1,373 m ² | | |

117 Konini Road, Titirangi, Auckland

3 🚗 2 🚶 5 🚗



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|---------------|-------------------------|--------------|----------------------|
| Last Sold | \$1,088,000 - 17 Jul 21 | Land Area | 1,621 m ² |
| Capital Value | \$870,000 - 01 Jul 17 | Floor Area | 91 m ² |
| Land Value | \$640,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$230,000 | Walls | Fibre Cement |
| Land Use | Residential | Building Age | 1990-1999 |

Comparable Sales

RayWhite

Prepared for:

Subject property: 420 Scenic Drive, Waiparuru, Auckland

Prepared on: 1 November 2021

10 Wirihana Road, Titirangi, Auckland

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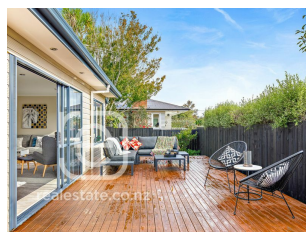


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|---------------|-------------------------|
| Last Sold | \$1,085,000 - 30 Jul 21 |
| Capital Value | \$830,000 - 01 Jul 17 |
| Land Value | \$650,000 - 01 Jul 17 |
| Improvements | \$180,000 |
| Land Use | Residence |

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| Land Area | 931 m ² |
| Floor Area | 110 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1970-1979 |

326A Glengarry Road, Glen Eden, Auckland

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|---------------|-------------------------|
| Last Sold | \$1,085,000 - 20 Jun 21 |
| Capital Value | \$800,000 - 01 Jul 17 |
| Land Value | \$455,000 - 01 Jul 17 |
| Improvements | \$345,000 |
| Land Use | Residential |

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| Land Area | 376 m ² |
| Floor Area | 133 m ² |
| Roof | Steel/G-Iron |
| Walls | Mixed Material |
| Building Age | 2000-2009 |

19 Tagor Street, Glen Eden, Auckland

3 🚗 2 🚿 5 🚗



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|---------------|-------------------------|
| Last Sold | \$1,050,000 - 20 Jul 21 |
| Capital Value | \$840,000 - 01 Jul 17 |
| Land Value | \$610,000 - 01 Jul 17 |
| Improvements | \$230,000 |
| Land Use | Residence |

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|--------------|--------------------------|
| Land Area | 850 m ² |
| Floor Area | 130 m ² |
| Roof | Tile Profile |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1970-1979 |

56B Woodglen Road, Glen Eden, Auckland

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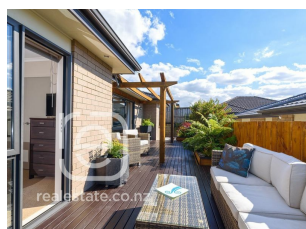


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|---------------|-------------------------|
| Last Sold | \$1,045,000 - 05 Aug 21 |
| Capital Value | \$720,000 - 01 Jul 17 |
| Land Value | \$580,000 - 01 Jul 17 |
| Improvements | \$140,000 |
| Land Use | Residence |

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|--------------|--------------------------|
| Land Area | 875 m ² |
| Floor Area | 90 m ² |
| Roof | Tile Profile |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1970-1979 |

11 Anna Lane, Glen Eden, Auckland

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|---------------|-------------------------|
| Last Sold | \$1,030,000 - 30 May 21 |
| Capital Value | \$740,000 - 01 Jul 17 |
| Land Value | \$380,000 - 01 Jul 17 |
| Improvements | \$360,000 |
| Land Use | Residential |

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|--------------|--------------------|
| Land Area | 350 m ² |
| Floor Area | 115 m ² |
| Roof | Tile Profile |
| Walls | Brick |
| Building Age | 2010-2019 |

Comparable Sales

RayWhite

Prepared for:

Subject property: 420 Scenic Drive, Waiparua, Auckland

Prepared on: 1 November 2021

9 Glengarry Road, Glen Eden, Auckland

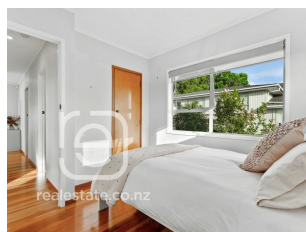
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|---------------|-------------------------|--------------|--------------------|
| Last Sold | \$1,030,000 - 22 May 21 | Land Area | 544 m ² |
| Capital Value | \$720,000 - 01 Jul 17 | Floor Area | 110 m ² |
| Land Value | \$445,000 - 01 Jul 17 | Roof | Tile Profile |
| Improvements | \$275,000 | Walls | Brick |
| Land Use | Residential | Building Age | 1950-1959 |

13 Seabar Place, Glen Eden, Auckland

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|---------------|-------------------------|--------------|--------------------|
| Last Sold | \$1,025,000 - 12 May 21 | Land Area | |
| Capital Value | \$690,000 - 01 Jul 17 | Floor Area | 190 m ² |
| Land Value | \$320,000 - 01 Jul 17 | Roof | Tile Profile |
| Improvements | \$370,000 | Walls | Mixed Material |
| Land Use | Residential | Building Age | 1970-1979 |

52 Roick Parade, Glen Eden, Auckland

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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,020,000 - 24 Jul 21 | Land Area | 766 m ² |
| Capital Value | \$760,000 - 01 Jul 17 | Floor Area | 100 m ² |
| Land Value | \$540,000 - 01 Jul 17 | Roof | Tile Profile |
| Improvements | \$220,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residential | Building Age | 1970-1979 |

18 Woodglen Road, Glen Eden, Auckland

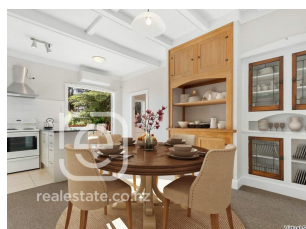
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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,010,000 - 25 Jun 21 | Land Area | 771 m ² |
| Capital Value | \$690,000 - 01 Jul 17 | Floor Area | 120 m ² |
| Land Value | \$540,000 - 01 Jul 17 | Roof | Malthoid/Fab |
| Improvements | \$150,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 1950-1959 |

518E West Coast Road, Oratia, Auckland

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|---------------|-------------------------|--------------|--------------------------|
| Last Sold | \$1,007,000 - 14 Jul 21 | Land Area | 494 m ² |
| Capital Value | \$720,000 - 01 Jul 17 | Floor Area | 113 m ² |
| Land Value | \$445,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$275,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 1940-1949 |

Comparable Sales

RayWhite

Prepared for:

Subject property: 420 Scenic Drive, Waiparua, Auckland

Prepared on: 1 November 2021

117 Woodlands Park Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold \$995,000 - 01 May 21
Capital Value \$745,000 - 01 Jul 17
Land Value \$370,000 - 01 Jul 17
Improvements \$375,000
Land Use Residential

Land Area 817 m²
Floor Area 120 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

639 Huia Road, Parau, Auckland

3 🚗 2 🚗 1 🚗



Last Sold \$990,000 - 25 Jul 21
Capital Value \$800,000 - 01 Jul 17
Land Value \$275,000 - 01 Jul 17
Improvements \$525,000
Land Use Residence

Land Area 1,017 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989

299A Glengarry Road, Glen Eden, Auckland

3 🚗 1 🚗 4 🚗



Last Sold \$985,000 - 06 Sep 21
Capital Value \$730,000 - 01 Jul 17
Land Value \$435,000 - 01 Jul 17
Improvements \$295,000
Land Use Residence

Land Area 350 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1990-1999

26 Adam Sunde Place, Glen Eden, Auckland

3 🚗 1 🚗 2 🚗



Last Sold \$955,000 - 08 Aug 21
Capital Value \$620,000 - 01 Jul 17
Land Value \$475,000 - 01 Jul 17
Improvements \$145,000
Land Use Townhouse

Land Area 620 m²
Floor Area 87 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989