

What is 58 Kauri Point Road, Laingholm, 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 **58 Kauri Point 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: 58 Kauri Point Road, Laingholm, Auckland

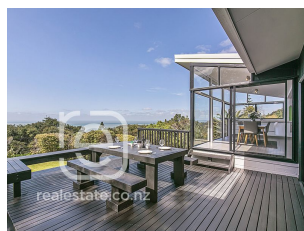
Prepared on: 1 November 2021

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.

Sale Price	\$1,000,000 to \$2,100,000	Median	\$1,161,000	Mean	\$1,408,538	The median percentage difference of sale price over CV was +59.7%.
C.V	\$535,000 to \$1,190,000	Median	\$865,000	Mean	\$888,461	

52 Takahe Road, Titirangi, Auckland

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Last Sold	\$1,900,000 - 17 Oct 21
Capital Value	\$1,190,000 - 01 Jul 17
Land Value	\$690,000 - 01 Jul 17
Improvements	\$500,000
Land Use	Residence

Land Area	832 m ²
Floor Area	164 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

46 Otitori Bay Road, Titirangi, Auckland

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Last Sold	\$1,915,000 - 19 Oct 21
Capital Value	\$910,000 - 01 Jul 17
Land Value	\$440,000 - 01 Jul 17
Improvements	\$470,000
Land Use	Residence

Land Area	959 m ²
Floor Area	140 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1940-1949

648 South Titirangi Road, Titirangi, Auckland

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Last Sold	\$2,100,000 - 10 Oct 21
Capital Value	\$970,000 - 01 Jul 17
Land Value	\$590,000 - 01 Jul 17
Improvements	\$380,000
Land Use	Residence

Land Area	1,717 m ²
Floor Area	190 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

46 Tinopai Road, Titirangi, Auckland

3 🚗 1 🚻



Last Sold	\$1,125,000 - 23 Oct 21
Capital Value	\$535,000 - 01 Jul 17
Land Value	\$440,000 - 01 Jul 17
Improvements	\$95,000
Land Use	Residence

Land Area	1,035 m ²
Floor Area	101 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1940-1949

Comparable Sales

RayWhite

Prepared for:

Subject property: 58 Kauri Point Road, Laingholm, Auckland

Prepared on: 1 November 2021

24 Deirdre Place, Titirangi, Auckland

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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

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

3 Sandys Parade, Laingholm, Auckland

2 🚗 1 🏠 1 🏠



Last Sold	\$1,050,000 - 26 May 21	Land Area	1,133 m ²
Capital Value	\$800,000 - 01 Jul 17	Floor Area	90 m ²
Land Value	\$480,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$320,000	Walls	Brick
Land Use	Residence	Building Age	1970-1979

253 Laingholm Drive, Titirangi, Auckland

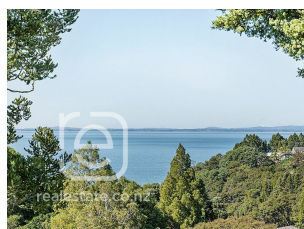
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Last Sold	\$1,600,000 - 12 Jun 21	Land Area	1.4703 ha
Capital Value	\$800,000 - 01 Jul 17	Floor Area	100 m ²
Land Value	\$520,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$280,000	Walls	Fibre Cement
Land Use	Lifestyle	Building Age	1990-1999

742 South Titirangi Road, Titirangi, Auckland

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Last Sold	\$1,000,000 - 14 Jun 21	Land Area	938 m ²
Capital Value	\$765,000 - 01 Jul 17	Floor Area	110 m ²
Land Value	\$530,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$235,000	Walls	Aluminum
Land Use	Residence	Building Age	1970-1979

Comparable Sales

RayWhite

Prepared for:

Subject property: 58 Kauri Point Road, Laingholm, Auckland

Prepared on: 1 November 2021

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

52 Kauri Point Road, Laingholm, Auckland

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Last Sold	\$1,755,000 - 04 Feb 21	Land Area	2,362 m ²
Capital Value	\$1,075,000 - 01 Jul 17	Floor Area	149 m ²
Land Value	\$555,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$520,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	Mixed/Remod

80 Warner Park Avenue, Laingholm, Auckland

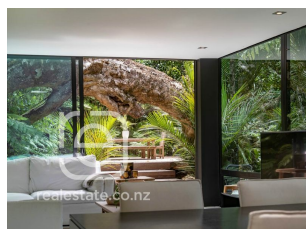
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Last Sold	\$1,010,000 - 30 Aug 21	Land Area	1,050 m ²
Capital Value	\$600,000 - 01 Jul 17	Floor Area	236 m ²
Land Value	\$420,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$180,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009

12 Tinopai Road, Titirangi, Auckland

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Last Sold	\$1,161,000 - 03 May 21	Land Area	890 m ²
Capital Value	\$855,000 - 01 Jul 17	Floor Area	95 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Fibre Cement
Improvements	\$475,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009