

What is 162 Atkinson Road, 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 **162 Atkinson 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.

YOUR HOMEWORK - HOW TO USE THIS GUIDE:

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

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: 162 Atkinson Road, Titirangi, Auckland

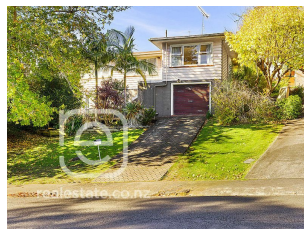
Prepared on: 29 November 2021

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	\$1,209,000 to \$1,510,000	Median	\$1,337,500	Mean	\$1,354,250	The median percentage difference of sale price over CV was +55.1%.
C.V	\$780,000 to \$1,200,000	Median	\$870,000	Mean	\$911,500	

8 Daffodil Street, Titirangi, Auckland

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Last Sold	\$1,240,000 - 17 Jun 21	Land Area	669 m ²
Capital Value	\$800,000 - 01 Jul 17	Floor Area	140 m ²
Land Value	\$560,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$240,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1960-1969

22 Daffodil Street, Titirangi, Auckland

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Last Sold	\$1,510,000 - 18 Oct 21	Land Area	698 m ²
Capital Value	\$900,000 - 01 Jul 17	Floor Area	150 m ²
Land Value	\$560,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$340,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

1/94 Konini Road, Titirangi, Auckland

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Last Sold	\$1,209,000 - 09 Jun 21	Land Area	
Capital Value	\$960,000 - 01 Jul 17	Floor Area	180 m ²
Land Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$310,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989

107 Konini Road, Titirangi, Auckland

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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: 162 Atkinson Road, Titirangi, Auckland

Prepared on: 29 November 2021

1/107 Konini Road, Titirangi, Auckland

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Last Sold \$1,303,000 - 18 Aug 21
Capital Value \$840,000 - 01 Jul 17
Land Value \$480,000 - 01 Jul 17
Improvements \$360,000
Land Use Residential

Land Area
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

11 Deane Avenue, Titirangi, Auckland

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Last Sold \$1,400,000 - 07 Jul 21
Capital Value \$1,100,000 - 01 Jul 17
Land Value \$550,000 - 01 Jul 17
Improvements \$550,000
Land Use Residential

Land Area 556 m²
Floor Area 184 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2000-2009

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 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989

11 Huia Road, Titirangi, Auckland

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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 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1910-1919

69 Kohu Road, Titirangi, Auckland

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Last Sold \$1,470,500 - 28 Oct 21
Capital Value \$1,200,000 - 01 Jul 17
Land Value \$820,000 - 01 Jul 17
Improvements \$380,000
Land Use Residence

Land Area 1,510 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

Comparable Sales

RayWhite

Prepared for:

Subject property: 162 Atkinson Road, Titirangi, Auckland

Prepared on: 29 November 2021

45 Castleford Street, Green Bay, Auckland

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Last Sold \$1,432,000 - 17 Aug 21
Capital Value \$780,000 - 01 Jul 17
Land Value \$540,000 - 01 Jul 17
Improvements \$240,000
Land Use Residence

Land Area 675 m²
Floor Area 90 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969