

What is 2 Janet Place, 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 **2 Janet Place** 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: 2 Janet Place, Laingholm, 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	\$1,305,000 to \$1,810,000	Median	\$1,361,000	Mean	\$1,415,090	The median percentage difference of sale price over CV was +56.6%.
C.V	\$780,000 to \$1,260,000	Median	\$865,000	Mean	\$903,636	

3 Dorothy Road, Laingholm, Auckland

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Last Sold	\$1,400,000 - 03 Nov 21	Floor Area	140 m ²
Capital Value	\$780,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$280,000 - 01 Jul 17	Walls	Mixed Material
Improvements	\$500,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	883 m ²		

191 Laingholm Drive, Laingholm, Auckland

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Last Sold	\$1,305,000 - 11 Nov 21	Land Area	1,227 m ²
Capital Value	\$780,000 - 01 Jul 17	Floor Area	100 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$400,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1970-1979

12 Brownie Road, Laingholm, Auckland

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Last Sold	\$1,361,000 - 23 Oct 21	Floor Area	134 m ²
Capital Value	\$960,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$310,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$650,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	814 m ²		

41 Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$1,350,000 - 29 Oct 21	Land Area	1,894 m ²
Capital Value	\$870,000 - 01 Jul 17	Floor Area	178 m ²
Land Value	\$310,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$560,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

Comparable Sales

RayWhite

Prepared for:

Subject property: 2 Janet Place, Laingholm, Auckland

Prepared on: 29 November 2021

59 Western Road, Laingholm, Auckland

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Last Sold	\$1,305,000 - 23 Nov 21	Land Area	1,429 m ²
Capital Value	\$810,000 - 01 Jul 17	Floor Area	60 m ²
Land Value	\$350,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$460,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

89 Victory Road, Laingholm, Auckland

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Last Sold	\$1,810,000 - 25 Jul 21	Land Area	1,042 m ²
Capital Value	\$1,260,000 - 01 Jul 17	Floor Area	290 m ²
Land Value	\$450,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$810,000	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999

2A Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$1,600,000 - 06 Oct 21	Land Area	1,310 m ²
Capital Value	\$1,050,000 - 01 Jul 17	Floor Area	240 m ²
Land Value	\$300,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$750,000	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999

20 Laingfield Terrace, Laingholm, Auckland

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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

30 Paturoa Road, Titirangi, Auckland

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Last Sold	\$1,355,000 - 14 Oct 21	Land Area	1,179 m ²
Capital Value	\$865,000 - 01 Jul 17	Floor Area	130 m ²
Land Value	\$430,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$435,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

Comparable Sales

RayWhite

Prepared for:

Subject property: 2 Janet Place, Laingholm, Auckland

Prepared on: 29 November 2021

10 Karen Road, Laingholm, Auckland

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Last Sold \$1,370,000 - 29 Jun 21
Capital Value \$880,000 - 01 Jul 17
Land Value \$320,000 - 01 Jul 17
Improvements \$560,000
Land Use Apartment

Land Area 809 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1960-1969

23 Rimutaka Place, Titirangi, Auckland

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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 m²
Floor Area 130 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969