

## What is 25 Western Road, 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 **25 Western 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:** 25 Western Road, Laingholm, Auckland

**Prepared on:** 25 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.

<b>Sale Price</b>	\$1,300,000 to \$1,500,000	<b>Median</b>	\$1,361,000	<b>Mean</b>	\$1,366,727	The median percentage difference of sale price over CV was +61.1%.
<b>C.V</b>	\$780,000 to \$960,000	<b>Median</b>	\$845,000	<b>Mean</b>	\$852,727	

## 59 Western Road, Laingholm, Auckland

3 🚗



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

## 3 Dorothy Road, Laingholm, Auckland

4 🚗 2 🚗



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

## 191 Laingholm Drive, Laingholm, Auckland

3 🚗 1 🚗 5 🚗



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

## 12 Brownie Road, Laingholm, Auckland

3 🚗 3 🚗 2 🚗



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

# Comparable Sales

**RayWhite**

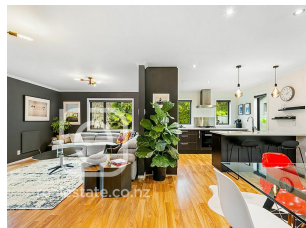
Prepared for:

Subject property: 25 Western Road, Laingholm, Auckland

Prepared on: 25 November 2021

## 20 Laingfield Terrace, Laingholm, Auckland

3 🚗 1 🚶 2 🚲

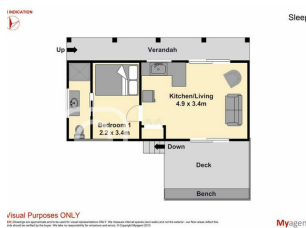


Last Sold	\$1,380,000 - 14 Sep 21
Capital Value	\$840,000 - 01 Jul 17
Land Value	\$490,000 - 01 Jul 17
Improvements	\$350,000
Land Use	Residence

Land Area	2,000 m <sup>2</sup>
Floor Area	95 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Aluminum
Building Age	1990-1999

## 10 Karen Road, Laingholm, Auckland

5 🚗 3 🚶 2 🚲



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 m <sup>2</sup>
Floor Area	220 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1960-1969

## 30 Paturoa Road, Titirangi, Auckland

3 🚗 2 🚶 2 🚲



Last Sold	\$1,355,000 - 14 Oct 21
Capital Value	\$865,000 - 01 Jul 17
Land Value	\$430,000 - 01 Jul 17
Improvements	\$435,000
Land Use	Residence

Land Area	1,179 m <sup>2</sup>
Floor Area	130 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

## 23 Rimutaka Place, Titirangi, Auckland

3 🚗 1 🚶 1 🚲



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 m <sup>2</sup>
Floor Area	130 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

## 188 Woodlands Park Road, Titirangi, Auckland

3 🚗 2 🚶 4 🚲



Last Sold	\$1,300,000 - 13 Oct 21
Capital Value	\$890,000 - 01 Jul 17
Land Value	\$345,000 - 01 Jul 17
Improvements	\$545,000
Land Use	Residence

Land Area	1,369 m <sup>2</sup>
Floor Area	140 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

# Comparable Sales

**RayWhite**

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## 58 Kauri Point Road, Laingholm, Auckland

3 🚗 2 🏠 2 🚗



Last Sold \$1,500,000 - 16 Nov 21  
Capital Value \$930,000 - 01 Jul 17  
Land Value \$545,000 - 01 Jul 17  
Improvements \$385,000  
Land Use Residence

Land Area 2,226 m<sup>2</sup>  
Floor Area 171 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Concrete  
Building Age 1950-1959

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## 14 Hollywood Avenue, Titirangi, Auckland

4 🚗 2 🏠 1 🚗



Last Sold \$1,428,000 - 23 Oct 21  
Capital Value \$800,000 - 01 Jul 17  
Land Value \$350,000 - 01 Jul 17  
Improvements \$450,000  
Land Use Residence

Land Area 946 m<sup>2</sup>  
Floor Area 139 m<sup>2</sup>  
Roof Tile Profile  
Walls Wood (incl Weatherboard)  
Building Age Mixed/Remod