

What is 699 Huia Road, Parau 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 **699 Huia 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: 699 Huia Road, Parau, Auckland

Prepared on: 15 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 | \$935,000 to \$1,820,000 | Median | \$1,092,500 | Mean | \$1,186,833 | The median percentage difference of sale price over CV was +31.5%. |
| C.V | \$630,000 to \$1,050,000 | Median | \$882,500 | Mean | \$862,500 | |

691 Huia Road, Parau, Auckland

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|----------------------|-------------------------|---------------------|--------------------------|
| Last Sold | \$1,820,000 - 20 Oct 21 | Land Area | 1,141 m ² |
| Capital Value | \$1,050,000 - 01 Jul 17 | Floor Area | 196 m ² |
| Land Value | \$310,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$740,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 2010-2019 |

4 Staley Road, Parau, Auckland

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|----------------------|-----------------------|---------------------|----------------------|
| Last Sold | \$935,000 - 28 Jul 21 | Land Area | 1,047 m ² |
| Capital Value | \$630,000 - 01 Jul 17 | Floor Area | 70 m ² |
| Land Value | \$370,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$260,000 | Walls | Fibre Cement |
| Land Use | Residential | Building Age | 1980-1989 |

639 Huia Road, Parau, Auckland

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|----------------------|-----------------------|---------------------|----------------------|
| Last Sold | \$990,000 - 25 Jul 21 | Land Area | 1,017 m ² |
| Capital Value | \$800,000 - 01 Jul 17 | Floor Area | 180 m ² |
| Land Value | \$275,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$525,000 | Walls | Fibre Cement |
| Land Use | Residence | Building Age | 1980-1989 |

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 |

Comparable Sales

RayWhite

Prepared for:

Subject property: 699 Huia Road, Parau, Auckland

Prepared on: 15 November 2021

38 Rauhuia Crescent, Parau, Auckland

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Last Sold \$1,191,000 - 20 Mar 21
Capital Value \$900,000 - 01 Jul 17
Land Value \$330,000 - 01 Jul 17
Improvements \$570,000
Land Use Residence

Land Area 2,077 m²
Floor Area 220 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1980-1989

36 Rauhuia Crescent, Parau, Auckland

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Last Sold \$1,055,000 - 05 Feb 21
Capital Value \$930,000 - 01 Jul 17
Land Value \$330,000 - 01 Jul 17
Improvements \$600,000
Land Use Residence

Land Area 1,535 m²
Floor Area 170 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979