

What is 19 Cascade Ave, Waatarua 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 **19 Cascade Ave** 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: 19 Cascade Avenue, Waiatarua, Auckland

Prepared on: 14 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	\$1,120,000 to \$1,870,000	Median	\$1,380,000	Mean	\$1,399,666	The median percentage difference of sale price over CV was +55.1%.
C.V	\$690,000 to \$1,300,000	Median	\$880,000	Mean	\$944,444	

414 Scenic Drive, Waiatarua, Auckland

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Last Sold	\$1,870,000 - 25 May 21
Capital Value	\$1,200,000 - 01 Jul 17
Land Value	\$495,000 - 01 Jul 17
Improvements	\$705,000
Land Use	Residence

Land Area	4,542 m ²
Floor Area	354 m ²
Roof	Malthoid/Fab
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

422 Scenic Drive, Waiatarua, Auckland

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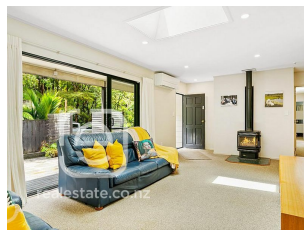


Last Sold	\$1,350,000 - 24 Aug 21
Capital Value	\$880,000 - 01 Jul 17
Land Value	\$400,000 - 01 Jul 17
Improvements	\$480,000
Land Use	Residence

Land Area	4,241 m ²
Floor Area	180 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

420 Scenic Drive, Waiatarua, Auckland

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Last Sold	\$1,120,000 - 09 Nov 21
Capital Value	\$690,000 - 01 Jul 17
Land Value	\$400,000 - 01 Jul 17
Improvements	\$290,000
Land Use	Residence

Land Area	4,242 m ²
Floor Area	120 m ²
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1980-1989

268 Forest Hill Road, Waiatarua, Auckland

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Last Sold	\$1,380,000 - 10 Jun 21
Capital Value	\$890,000 - 01 Jul 17
Land Value	\$360,000 - 01 Jul 17
Improvements	\$530,000
Land Use	Residence

Land Area	3,569 m ²
Floor Area	250 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 19 Cascade Avenue, Waatarua, Auckland

Prepared on: 14 November 2021

266 Forest Hill Road, Waatarua, Auckland

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Last Sold	\$1,400,000 - 10 Jun 21	Floor Area	212 m ²
Capital Value	\$770,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$360,000 - 01 Jul 17	Walls	Mixed Material
Improvements	\$410,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	4,158 m ²		

220 Forest Hill Road, Waatarua, Auckland

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Last Sold	\$1,317,000 - 04 Jun 21	Land Area	3.5977 ha
Capital Value	\$1,190,000 - 01 Jul 17	Floor Area	257 m ²
Land Value	\$530,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$660,000	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2010-2019

102 Opanuku Road, Henderson Valley, Auckland

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Last Sold	\$1,450,000 - 18 Aug 21	Land Area	2,150 m ²
Capital Value	\$735,000 - 01 Jul 17	Floor Area	242 m ²
Land Value	\$425,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$310,000	Walls	Concrete
Land Use	Residence	Building Age	1990-1999

47 Arapito Road, Titirangi, Auckland

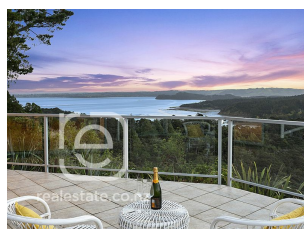
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Last Sold	\$1,210,000 - 09 Nov 21	Land Area	1,341 m ²
Capital Value	\$845,000 - 01 Jul 17	Floor Area	80 m ²
Land Value	\$540,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$305,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

1 Lookout Drive, Laingholm, Auckland

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Last Sold	\$1,500,000 - 21 May 21	Land Area	1,012 m ²
Capital Value	\$1,300,000 - 01 Jul 17	Floor Area	364 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Mixed Material
Improvements	\$920,000	Walls	Mixed Material
Land Use	Residential	Building Age	1960-1969