

What is 29 Patts Ave, Glendene Worth to You?

Method of Sale:

A **DEADLINE SALE** 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 **29 Patts 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.

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: 29 Patts Ave - PRICE GUIDE

Subject property: 29 Patts Avenue, Glendene, Auckland

Prepared on: 11 March 2022

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	\$925,000 to \$1,050,000	Median	\$1,020,500	Mean	\$1,010,188	The median percentage difference of sale price over CV was +13.2%.
C.V	\$770,000 to \$950,000	Median	\$905,000	Mean	\$891,666	

1 Ashbourne Place, Glendene, Auckland

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Last Sold	\$1,050,000 - 28 Jan 22	Land Area	685 m ²
Capital Value	\$950,000 - 01 Jun 21	Floor Area	130 m ²
Land Value	\$820,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$130,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

42 Brains Road, Kelston, Auckland

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Last Sold	\$1,042,000 - 09 Nov 21	Land Area	
Capital Value	\$900,000 - 01 Jun 21	Floor Area	109 m ²
Land Value	\$600,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$300,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

13 Harmel Road, Glendene, Auckland

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Last Sold	\$1,035,000 - 03 Feb 22	Land Area	640 m ²
Capital Value	\$890,000 - 01 Jun 21	Floor Area	90 m ²
Land Value	\$640,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$250,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

33 Meilland Place, Glen Eden, Auckland

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Last Sold	\$1,006,000 - 13 Oct 21	Land Area	
Capital Value	\$770,000 - 01 Jun 21	Floor Area	80 m ²
Land Value	\$510,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$260,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1970-1979

Comparable Sales

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12 Kelkirk Street, Kelston, Auckland

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Last Sold \$1,003,128 - 08 Dec 21
Capital Value \$910,000 - 01 Jun 21
Land Value \$575,000 - 01 Jun 21
Improvements \$335,000
Land Use Residential

Land Area 468 m²
Floor Area 182 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

129 View Road, Sunnyvale, Auckland

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Last Sold \$925,000 - 13 Dec 21
Capital Value \$930,000 - 01 Jun 21
Land Value \$625,000 - 01 Jun 21
Improvements \$305,000
Land Use Residence
Land Area 425 m²

Floor Area 143 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown