

What is 12 West Lynn Road, Titirangi 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 **12 West Lynn 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.

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: 12 West Lynn Road, Titirangi, Auckland

Prepared on: 20 January 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	\$1,150,000 to \$1,910,000	Median	\$1,315,000	Mean	\$1,430,428	The median percentage difference of sale price over CV was +38.7%.
C.V	\$780,000 to \$1,520,000	Median	\$1,065,000	Mean	\$1,080,714	

14 Poturi Streams Avenue, Titirangi, Auckland

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Last Sold	\$1,468,000 - 28 Jan 21	Land Area	613 m ²
Capital Value	\$1,400,000 - 01 Jul 17	Floor Area	277 m ²
Land Value	\$520,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$880,000	Walls	Roughcast, etc
Land Use	Home and Income	Building Age	2000-2009

50 Stottholm Road, Titirangi, Auckland

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Last Sold	\$1,270,000 - 15 Jan 21	Land Area	675 m ²
Capital Value	\$780,000 - 01 Jul 17	Floor Area	130 m ²
Land Value	\$560,500 - 01 Jul 17	Roof	Tile Profile
Improvements	\$219,500	Walls	Wood (incl Weatherboard)
Land Use	Home and Income	Building Age	1960-1969

2 Landing Road, Titirangi, Auckland



Last Sold	\$1,910,000 - 24 Feb 21	Floor Area	270 m ²
Capital Value	\$1,520,000 - 01 Jul 17	Roof	Tile Profile
Land Value	\$550,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$970,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	4,624 m ²		

21 Landing Road, Titirangi, Auckland

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Last Sold	\$1,735,000 - 14 Dec 21	Land Area	3,207 m ²
Capital Value	\$1,065,000 - 01 Jul 17	Floor Area	228 m ²
Land Value	\$490,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$575,000	Walls	Mixed Material
Land Use	Residence	Building Age	1970-1979

Comparable Sales

RayWhite

Prepared for:

Subject property: 12 West Lynn Road, Titirangi, Auckland

Prepared on: 20 January 2022

175 Woodlands Park Road, Titirangi, Auckland

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Last Sold \$1,150,000 - 07 Apr 21
Capital Value \$810,000 - 01 Jul 17
Land Value \$350,000 - 01 Jul 17
Improvements \$460,000
Land Use Residential

Land Area 1,075 m²
Floor Area 123 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

18 Tinopai Road, Titirangi, Auckland




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Last Sold \$1,315,000 - 26 May 21
Capital Value \$1,150,000 - 01 Jul 17
Land Value \$500,000 - 01 Jul 17
Improvements \$650,000
Land Use Home and Income
Land Area 809 m²

Floor Area 231 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

3C Sylvan Valley Avenue, Titirangi, Auckland

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Last Sold \$1,165,000 - 16 Jul 21
Capital Value \$840,000 - 01 Jul 17
Land Value \$415,000 - 01 Jul 17
Improvements \$425,000
Land Use Home and Income

Land Area 2,823 m²
Floor Area 190 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1970-1979