

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

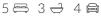
Prepared on: 20 January 2022

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

C.V \$780,000 to \$1,520,000 Median \$1,065,000 Mean \$1,080,714 sale price over CV was +38.7%.

14 Poturi Streams Avenue, Titirangi, Auckland





Last Sold \$1.468.000 - 28 Jan 21 Land Area 613 m² Floor Area Capital Value \$1.400.000 - 01 Jul 17 277 m² Land Value \$520,000 - 01 Jul 17 Roof Tile Profile Improvements \$880,000 Walls Roughcast, etc **Building Age** 2000-2009 Land Use Home and Income

50 Stottholm Road, Titirangi, Auckland

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 Last Sold
 \$1,270,000 - 15 Jan 21
 Land Area
 675 m²

 Capital Value
 \$780,000 - 01 Jul 17
 Floor Area
 130 m²

 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 m²

 Capital Value
 \$1,520,000 - 01 Jul 17
 Roof
 Tile Profile

 Land Value
 \$550,000 - 01 Jul 17
 Walls
 Wood (incl Weatherboard)

 Improvements
 \$270,000
 Puilding Age
 Prior to 1920, event age

Improvements\$970,000Building AgePrior to 1920 - exact ageLand UseResidentialunknown

21 Landing Road, Titirangi, Auckland

Land Area

4,624 m²

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3,207 m² Last Sold \$1,735,000 - 14 Dec 21 Land Area Capital Value \$1,065,000 - 01 Jul 17 Floor Area $228 \, \text{m}^2$ Roof Land Value \$490,000 - 01 Jul 17 Tile Profile Improvements \$575,000 Walls Mixed Material Residence Land Use **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 Capital Value Land Value Land Use

\$500,000 - 01 Jul 17 Improvements \$650,000 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

2.823 m² 190 m²

Steel/G-Iron

1970-1979

Mixed Material

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

\$1,315,000 - 26 May 21

\$1,150,000 - 01 Jul 17

Floor Area Roof Walls Home and Income Building Age

Land Area