

What is 49 Tane Road, Laingholm 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 **49 Tane 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: 49 Tane Road - PRICE GUIDE

Subject property: 49 Tane Road, Laingholm, 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	\$1,210,000 to \$1,445,000	Median	\$1,305,000	Mean	\$1,313,714	The median percentage difference of sale price over CV was +26.6%.
C.V	\$960,000 to \$1,200,000	Median	\$1,050,000	Mean	\$1,080,000	

68 Victory Road, Laingholm, Auckland

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Last Sold	\$1,445,000 - 07 Dec 21	Land Area	1,545 m ²
Capital Value	\$1,025,000 - 01 Jun 21	Floor Area	138 m ²
Land Value	\$485,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$540,000	Walls	Mixed Material
Land Use	Residential	Building Age	1920-1929

12 Brownie Road, Laingholm, Auckland

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Last Sold	\$1,361,000 - 23 Oct 21	Floor Area	134 m ²
Capital Value	\$1,075,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 Jun 21	Walls	Wood (incl Weatherboard)
Improvements	\$655,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	814 m ²		

23 Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$1,355,000 - 11 Nov 21	Floor Area	170 m ²
Capital Value	\$1,050,000 - 01 Jun 21	Roof	Mixed Material
Land Value	\$430,000 - 01 Jun 21	Walls	Mixed Material
Improvements	\$620,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,196 m ²		

191 Laingholm Drive, Laingholm, Auckland

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Last Sold	\$1,305,000 - 11 Nov 21	Land Area	1,227 m ²
Capital Value	\$1,050,000 - 01 Jun 21	Floor Area	100 m ²
Land Value	\$510,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$540,000	Walls	Fibre Cement
Land Use	Residential	Building Age	1970-1979

Comparable Sales

RayWhite

Prepared for: 49 Tane Road - PRICE GUIDE

Subject property: 49 Tane Road, Laingholm, Auckland

Prepared on: 11 March 2022

47 Arapito Road, Titirangi, Auckland

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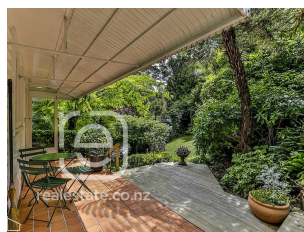


Last Sold	\$1,210,000 - 09 Nov 21
Capital Value	\$1,200,000 - 01 Jun 21
Land Value	\$840,000 - 01 Jun 21
Improvements	\$360,000
Land Use	Residential

Land Area	1,341 m ²
Floor Area	80 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

308 Huia Road, Titirangi, Auckland

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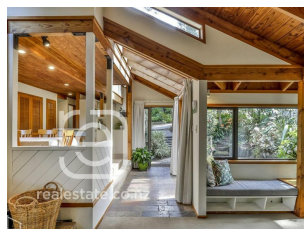


Last Sold	\$1,220,000 - 15 Dec 21
Capital Value	\$960,000 - 01 Jun 21
Land Value	\$430,000 - 01 Jun 21
Improvements	\$530,000
Land Use	Residential

Land Area	1,012 m ²
Floor Area	90 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

188 Woodlands Park Road, Titirangi, Auckland

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Last Sold	\$1,300,000 - 27 Oct 21
Capital Value	\$1,200,000 - 01 Jun 21
Land Value	\$480,000 - 01 Jun 21
Improvements	\$720,000
Land Use	Residential

Land Area	1,369 m ²
Floor Area	140 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989