

## What is 430 Huia Road, Laingholm Worth to You?

### Method of Sale:

Price **BY NEGOTIATION** 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 **430 Huia 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: PRICE GUIDE - 430 Huia Road

Subject property: 430 Huia Road, Laingholm, Auckland

Prepared on: 22 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.

<b>Sale Price</b>	\$650,000 to \$990,000	<b>Median</b>	\$867,500	<b>Mean</b>	\$860,500	The median percentage difference of sale price over CV was --7.8%.
<b>C.V</b>	\$900,000 to \$1,075,000	<b>Median</b>	\$950,000	<b>Mean</b>	\$970,000	

## 106 Laingholm Drive, Laingholm, Auckland

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<b>Last Sold</b>	\$850,000 - 24 Mar 21
<b>Capital Value</b>	\$920,000 - 01 Jun 21
<b>Land Value</b>	\$485,000 - 01 Jun 21
<b>Improvements</b>	\$435,000
<b>Land Use</b>	Residence

<b>Land Area</b>	810 m <sup>2</sup>
<b>Floor Area</b>	206 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	2000-2009

This property is very similar. It does not have a CCC.

## 29-31 Otitori Bay Road, Titirangi, Auckland

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<b>Last Sold</b>	\$860,000 - 19 Apr 21
<b>Capital Value</b>	\$900,000 - 01 Jun 21
<b>Land Value</b>	\$880,000 - 01 Jun 21
<b>Improvements</b>	\$20,000
<b>Land Use</b>	Residential

<b>Land Area</b>	2,033 m <sup>2</sup>
<b>Floor Area</b>	300 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Roughcast, etc
<b>Building Age</b>	1990-1999

This is another property which does not have a CCC. It is in a better location with elevated 360 views. However, this house is also made of plaster.

## 87 Victory Road, Laingholm, Auckland

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<b>Last Sold</b>	\$990,000 - 23 Feb 21
<b>Capital Value</b>	\$1,075,000 - 01 Jun 21
<b>Land Value</b>	\$590,000 - 01 Jun 21
<b>Improvements</b>	\$485,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,123 m <sup>2</sup>
<b>Floor Area</b>	140 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1920-1929

This property offers a free standing cottage which is located at the back of the house. This building is not consented as a living space. Part of the house is also not consented and the house itself was also a do-up.

# Comparable Sales

**RayWhite**

Prepared for: PRICE GUIDE - 430 Huia Road

Subject property: 430 Huia Road, Laingholm, Auckland

Prepared on: 22 March 2022

## 446 Huia Road, Laingholm, Auckland

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Last Sold	\$938,000 - 21 Apr 21
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$380,000 - 01 Jun 21
Improvements	\$570,000
Land Use	Residence

Land Area	888 m <sup>2</sup>
Floor Area	100 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

This is a house in need of renovations. It offers lawns.

## 137 Laingholm Drive, Laingholm, Auckland

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Last Sold	\$650,000 - 12 Nov 20
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$530,000
Land Use	Residence
Land Area	835 m <sup>2</sup>

Floor Area	120 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	Prior to 1920 - exact age unknown

Note that this is an older sale. The market has improved since then. This property was sold with no CCC. It was a silent listing which was not u online (as per vendor request).

## 94 Victory Road, Laingholm, Auckland

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Last Sold	\$875,000 - 17 Dec 18
Capital Value	\$1,025,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$605,000
Land Use	Residence

Land Area	1,401 m <sup>2</sup>
Floor Area	164 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2000-2009

This property sold in 2017 for \$670,000 without CCC, market value at the time was around \$950,000 for a fully consented home. The new owners obtained the CCC and sold it for \$875,000 in 2018.