

What is 1/29 Glendale Road Worth to You?

Method of Sale:

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 **1/29 Glendale 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 - 1/29 Glendale Road

Subject property: 1/29 Glendale Road, Glen Eden, Auckland

Prepared on: 3 August 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
 \$845,000 to \$1,270,000
 Median
 \$920,000
 Mean
 \$957,545
 For the property at the median, the sale price was 4.5% below CV.

 C.V
 \$850,000 to \$1,275,000
 Median
 \$1,009,090
 sale price was 4.5% below CV.

31 Meadowvale Rise, Titirangi, Auckland

3 ₩ 1 ↔ 2 🖨



Last Sold \$920.000 - 30 May 22 Land Area Floor Area Capital Value \$850.000 - 01 Jun 21 $74 \, \mathrm{m}^2$ Land Value \$430,000 - 01 Jun 21 Roof Tile Profile Improvements \$420,000 Walls Fibre Cement **Building Age** 1990-1999 Land Use Residence

1/47 Savoy Road, Glen Eden, Auckland

3 ➡ 2 → 2 ➡



 Last Sold
 \$860,000 - 14 Jun 22
 Land Area

 Capital Value
 \$1,025,000 - 01 Jun 21
 Floor Area
 140 m²

 Land Value
 \$590,000 - 01 Jun 21
 Roof
 Steel/G-Iron

 Improvements
 \$435,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age 1980-1989

25 Savoy Road, Glen Eden, Auckland

2 ₩ 1 →



 Last Sold
 \$845,000 - 09 Jun 22
 Land Area

 Capital Value
 \$920,000 - 01 Jun 21
 Floor Area
 80 m²

 Land Value
 \$650,000 - 01 Jun 21
 Roof
 Tile Profile

 Improvements
 \$270,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age 1950-1959

1/19 Solar Road, Glen Eden, Auckland

4 ==



Last Sold \$875,500 - 29 Apr 22 Land Area Capital Value \$880,000 - 01 Jun 21 Floor Area 140 m² Roof Land Value \$420,000 - 01 Jun 21 Tile Profile Improvements \$460,000 Walls Fibre Cement Land Use Residence **Building Age** 1970-1979

Comparable Sales

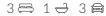
RayWhite.

Prepared for: PRICE GUIDE - 1/29 Glendale Road

Subject property: 1/29 Glendale Road, Glen Eden, Auckland

Prepared on: 3 August 2022

104 Seymour Road, Sunnyvale, Auckland





 Last Sold
 \$889,000 - 28 Jun 22
 Land Area

 Capital Value
 \$870,000 - 01 Jun 21
 Floor Area
 90 m²

 Land Value
 \$385,000 - 01 Jun 21
 Roof
 Tile Profile

 Improvements
 \$485,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age 1970-1979

58 Awaroa Road, Sunnyvale, Auckland

3 ⇌ 1 ⇌ 2 ⊜



 Last Sold
 \$850,000 - 23 May 22
 Land Area

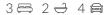
 Capital Value
 \$890,000 - 01 Jun 21
 Floor Area
 130 m²

 Land Value
 \$720,000 - 01 Jun 21
 Roof
 Steel/G-Iron

Improvements \$170,000 Walls Wood (incl Weatherboard)

Land Use Residence Building Age 1950-1959

3 Heversham Place, Glendene, Auckland





Last Sold \$1.080.500 - 19 Jul 22 Land Area 482 m² Floor Area 170 m² Capital Value \$1,175,000 - 01 Jun 21 Land Value \$680,000 - 01 Jun 21 Roof Tile Profile Improvements \$495,000 Walls Mixed Material Land Use Residence **Building Age** Unknown

23B Glenview Road, Glen Eden, Auckland

4 🚍 2 🚽 2 🚔



Last Sold \$1.030.000 - 12 Jul 22 Land Area 275 m² Floor Area Capital Value \$1.050.000 - 01 Jun 21 169 m² Land Value \$485,000 - 01 Jun 21 Roof Tile Profile Improvements \$565,000 Walls Mixed Material Land Use Residence **Building Age** 2010-2019

29 Evans Road, Glen Eden, Auckland

5 ₩ 2 ₩ 4 ₽



Last Sold Land Area \$1,270,000 - 15 Jun 22 Floor Area 192 m² Capital Value \$1,275,000 - 01 Jun 21 Land Value \$600,000 - 01 Jun 21 Roof Tile Profile Walls Improvements \$675,000 Brick Land Use Home and Income **Building Age** Unknown

Comparable Sales

RayWhite.

Prepared for: PRICE GUIDE - 1/29 Glendale Road

Subject property: 1/29 Glendale Road, Glen Eden, Auckland

Prepared on: 3 August 2022

56 Milan Drive, Glen Eden, Auckland

4 = 2 → 5 =



Last Sold \$950,000
Capital Value \$1,025,00
Land Value \$620,000
Improvements \$405,000
Land Use Residence

\$950,000 - 09 Jun 22 \$1,025,000 - 01 Jun 21 \$620,000 - 01 Jun 21 \$405,000 Residence Land Area 591 m²
Floor Area 160 m²
Roof Tile Profile
Walls Brick
Building Age 2000-2009

51B Glengarry Road, Glen Eden, Auckland



Last Sold \$0 - 01 Jar Capital Value \$1,050,00 Land Value \$410,000 Improvements \$640,000 Land Use

\$0 - 01 Jan 01 \$1,050,000 - 01 Jun 21 \$410,000 - 01 Jun 21 \$640,000

Land Area 351 m²
Floor Area 172 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)

Building Age Mixed/Remod

38 Savoy Road, Glen Eden, Auckland



Last Sold \$0 - 01 Jan Capital Value \$1,175,00 Land Value \$660,000 Improvements \$515,000 Land Use

\$0 - 01 Jan 01 \$1,175,000 - 01 Jun 21 \$660,000 - 01 Jun 21 \$515,000 Land Area
Floor Area 170 m²
Roof Fibre Cement
Walls Mixed Material
Building Age 1950-1959

29 Sunhill Road, Sunnyvale, Auckland

3 ⇌ 1 ⇌ 3 🖨



Last Sold \$963,000
Capital Value \$1,140,000
Land Value \$910,000
Improvements \$230,000
Land Use Residence

\$963,000 - 04 May 22 \$1,140,000 - 01 Jun 21 \$910,000 - 01 Jun 21 \$230,000 Residence Land Area 864 m²
Floor Area 179 m²
Roof Steel/G-Iron

Walls Wood (incl Weatherboard)

Building Age 1960-1969