

What is 35 Tane Road, Laingholm 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 **35 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: PRICE GUIDE: 35 Tane Road

Subject property: 35 Tane Road, Laingholm, Auckland

Prepared on: 2 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	\$230,500 to \$1,342,500	Median	\$800,000	Mean	\$861,500	For the property at the median, the sale price was 1.7% below CV.
C.V	\$750,000 to \$1,075,000	Median	\$987,500	Mean	\$949,375	

185 Laingholm Drive, Laingholm, Auckland

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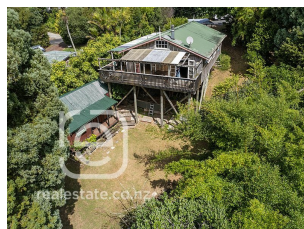


Last Sold	\$935,000 - 25 May 22
Capital Value	\$880,000 - 01 Jun 21
Land Value	\$430,000 - 01 Jun 21
Improvements	\$450,000
Land Use	Residential

Land Area	842 m ²
Floor Area	120 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

118 Victory Road, Laingholm, Auckland

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Last Sold	\$790,000 - 05 May 22
Capital Value	\$840,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$420,000
Land Use	Residence

Land Area	1,568 m ²
Floor Area	110 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

43 Kauri Point Road, Laingholm, Auckland

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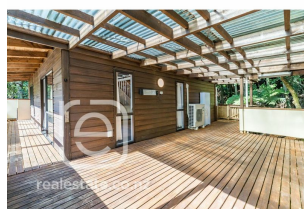


Last Sold	\$769,000 - 30 May 22
Capital Value	\$750,000 - 01 Jun 21
Land Value	\$400,000 - 01 Jun 21
Improvements	\$350,000
Land Use	Residence

Land Area	1,320 m ²
Floor Area	70 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1940-1949

271 Huia Road, Titirangi, Auckland

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Last Sold	\$780,000 - 23 Jun 22
Capital Value	\$1,025,000 - 01 Jun 21
Land Value	\$430,000 - 01 Jun 21
Improvements	\$595,000
Land Use	Residence

Land Area	2,021 m ²
Floor Area	114 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE: 35 Tane Road

Subject property: 35 Tane Road, Laingholm, Auckland

Prepared on: 2 August 2022

430 Huia Road, Laingholm, Auckland

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Last Sold	\$810,000 - 20 Apr 22
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$530,000
Land Use	Residence

Land Area	1,135 m ²
Floor Area	123 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2000-2009

127 Victory Road, Laingholm, Auckland

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Last Sold	\$1,235,000 - 13 May 22
Capital Value	\$1,025,000 - 01 Jun 21
Land Value	\$540,000 - 01 Jun 21
Improvements	\$485,000
Land Use	Residence

Land Area	1,252 m ²
Floor Area	93 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

17 Western Road, Laingholm, Auckland

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Last Sold	\$230,500 - 17 May 00
Capital Value	\$1,050,000 - 01 Jun 21
Land Value	\$475,000 - 01 Jun 21
Improvements	\$575,000
Land Use	Residential

Land Area	1,169 m ²
Floor Area	172 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

49 Tane Road, Laingholm, Auckland

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Last Sold	\$1,342,500 - 01 May 22
Capital Value	\$1,075,000 - 01 Jun 21
Land Value	\$620,000 - 01 Jun 21
Improvements	\$455,000
Land Use	Residential
Land Area	1,012 m ²

Floor Area	130 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	Prior to 1920 - exact age unknown

Current Properties For Sale

RayWhite

Prepared for: PRICE GUIDE: 35 Tane Road

Subject property: 35 Tane Road, Laingholm, Auckland

Prepared on: 2 August 2022

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.

91 Warner Park Avenue, Laingholm, Auckland

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Listed 9 Jun 2022 \$779,000
Capital Value \$740,000
Land Value \$420,000
Improvements \$320,000
Category Residential House

Land Area 1,270 m²
Floor Area 40 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1930-1939

55 Rimutaka Place, Titirangi, Auckland

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Listed 24 May 2022 \$784,000
Capital Value \$930,000
Land Value \$460,000
Improvements \$470,000
Category Residential House

Land Area 675 m²
Floor Area 80 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

Partially renovated.