

What is 37 Rimutaka Place, 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 **37 Rimutaka Place** 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: 36 Eastglen Road, Glen Eden, Auckland

Prepared on: 12 October 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	\$1,055,000 to \$1,610,000	Median	\$1,306,000	Mean	\$1,328,142	For the property at the median, the sale price was 7.2% below CV.
C.V	\$1,025,000 to \$2,175,000	Median	\$1,550,000	Mean	\$1,528,571	

32 Taylor Street, Blockhouse Bay, Auckland City

3 🚗



Last Sold	\$1,055,000 - 27 May 22	Land Area	345 m ²
Capital Value	\$1,025,000 - 01 Jun 21	Floor Area	165 m ²
Land Value	\$900,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$125,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	1990-1999

6B Mitchell Street, Blockhouse Bay, Auckland City

4 🚗 2 🚗 4 🚗



Last Sold	\$1,268,000 - 27 Apr 22	Land Area	415 m ²
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	175 m ²
Land Value	\$1,000,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$125,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009

40 Eastglen Road, Glen Eden, Auckland

6 🚗 4 🚗



Last Sold	\$1,550,000 - 13 Apr 22	Land Area	1,012 m ²
Capital Value	\$1,550,000 - 01 Jun 21	Floor Area	191 m ²
Land Value	\$1,450,000 - 01 Jun 21	Roof	Mixed Material
Improvements	\$100,000	Walls	Wood (incl Weatherboard)
Land Use	Home and Income	Building Age	1950-1959

14 Osman Street, Glen Eden, Auckland

3 🚗 1 🚗 2 🚗



Last Sold	\$1,090,000 - 27 Jul 22	Land Area	703 m ²
Capital Value	\$1,175,000 - 01 Jun 21	Floor Area	151 m ²
Land Value	\$1,050,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$125,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1970-1979

Comparable Sales

RayWhite

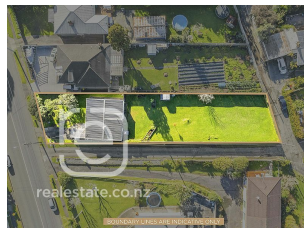
Prepared for:

Subject property: 36 Eastglen Road, Glen Eden, Auckland

Prepared on: 12 October 2022

156 Titirangi Road, New Lynn, Auckland

2 🚗 1 🏠



Last Sold \$1,418,000 - 11 Oct 22
Capital Value \$1,875,000 - 01 Jun 21
Land Value \$1,850,000 - 01 Jun 21
Improvements \$25,000
Land Use Residence

Land Area 1,012 m²
Floor Area 90 m²
Roof Steel/G-Iron
Walls Concrete
Building Age 1950-1959

3199 Great North Road, New Lynn, Auckland

6 🚗 2 🏠 6 🚗

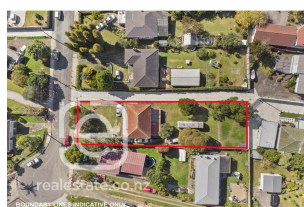


Last Sold \$1,610,000 - 14 Sep 22
Capital Value \$2,175,000 - 01 Jun 21
Land Value \$2,150,000 - 01 Jun 21
Improvements \$25,000
Land Use Residence
Land Area 1,105 m²

Floor Area 200 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

32 Tomo Street, New Lynn, Auckland

3 🚗 1 🏠 1 🚗



Last Sold \$1,306,000 - 06 Sep 22
Capital Value \$1,775,000 - 01 Jun 21
Land Value \$1,750,000 - 01 Jun 21
Improvements \$25,000
Land Use Residence

Land Area 1,006 m²
Floor Area 163 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1950-1959