

What is 23 Western Road, Laingholm Worth to You?

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.

Recent Sales

RayWhite

Subject property: 23 Western Road, Laingholm, Auckland

Prepared on: 20 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	\$1,030,000 to \$1,275,000	Median	\$1,130,000	Mean	\$1,141,000	For the property at the median, the sale price was 11.4% above CV.
C.V	\$980,000 to \$1,525,000	Median	\$1,025,000	Mean	\$1,116,000	

17 Western Road, Laingholm, Auckland

3 🚗 1 🏠 5 🚗



Last Sold \$1,170,000 - 10 Aug 22
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$475,000 - 01 Jun 21
Improvements \$575,000
Land Use Residence
Land Area 1,169 m²

Floor Area 172 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

128 Laingholm Drive, Laingholm, Auckland

3 🚗 2 🏠 4 🚗



Last Sold \$1,275,000 - 05 Sep 22
Capital Value \$980,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$560,000
Land Use Residence

Land Area 911 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979

12 Rauhuia Crescent, Parau, Auckland

4 🚗 2 🏠 2 🚗



Last Sold \$1,130,000 - 06 Oct 22
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$700,000 - 01 Jun 21
Improvements \$300,000
Land Use Residence
Land Area 1,113 m²

Floor Area 160 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age Prior to 1920 - exact age unknown

428 Huia Road, Laingholm, Auckland

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Last Sold \$1,100,000 - 14 Sep 22
Capital Value \$1,025,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$605,000
Land Use Residence

Land Area 1,222 m²
Floor Area 162 m²
Roof Steel/G-Iron
Walls Plastic
Building Age 1990-1999

Recent Sales

RayWhite

Subject property: 23 Western Road, Laingholm, Auckland

Prepared on: 20 October 2022

44 Paturoa Road, Titirangi, Auckland

5 🚗 2 🚗 1 🚗



Last Sold \$1,030,000 - 06 Sep 22
Capital Value \$1,525,000 - 01 Jun 21
Land Value \$1,025,000 - 01 Jun 21
Improvements \$500,000
Land Use Residence
Land Area 922 m²

Floor Area 120 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Prior to 1920 - exact age unknown