

What is 74 Warner Park Ave, Titirangi 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.

Comparable Sales

RayWhite

Prepared for:

Subject property: 74 Warner Park Avenue, Laingholm, Auckland

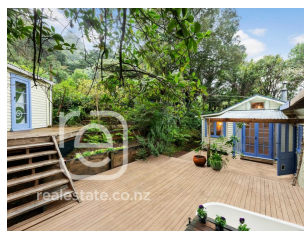
Prepared on: 19 December 2022

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	\$485,000 to \$799,000	Median	\$630,000	Mean	\$660,800	For the property at the median, the sale price was 9.0% below CV.
C.V	\$460,000 to \$920,000	Median	\$740,000	Mean	\$724,000	

91 Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$762,000 - 20 Sep 22
Capital Value	\$740,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$320,000
Land Use	Residence

Land Area	1,270 m ²
Floor Area	46 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1930-1939

4 McEldowney Road, Titirangi, Auckland

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Last Sold	\$628,000 - 04 Sep 22
Capital Value	\$690,000 - 01 Jun 21
Land Value	\$610,000 - 01 Jun 21
Improvements	\$80,000
Land Use	Residential

Land Area	814 m ²
Floor Area	30 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	1950-1959

35 Tane Road, Laingholm, Auckland

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Last Sold	\$630,000 - 31 Aug 22
Capital Value	\$810,000 - 01 Jun 21
Land Value	\$510,000 - 01 Jun 21
Improvements	\$300,000
Land Use	Residence
Land Area	1,029 m ²

Floor Area	84 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	Prior to 1920 - exact age unknown

171 Victory Road, Laingholm, Auckland

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Last Sold	\$799,000 - 26 Jul 22
Capital Value	\$920,000 - 01 Jun 21
Land Value	\$570,000 - 01 Jun 21
Improvements	\$350,000
Land Use	Residence

Land Area	1,239 m ²
Floor Area	80 m ²
Roof	Malthoid/Fab
Walls	Roughcast, etc
Building Age	1940-1949

Comparable Sales

RayWhite

Prepared for:

Subject property: 74 Warner Park Avenue, Laingholm, Auckland

Prepared on: 19 December 2022

31 Rimutaka Place, Titirangi, Auckland



Last Sold	\$485,000 - 25 Oct 22
Capital Value	\$460,000 - 01 Jun 21
Land Value	\$460,000 - 01 Jun 21
Improvements	\$0
Land Use	Residential Section

Land Area	675 m ²
Floor Area	
Roof	Unknown
Walls	Unknown
Building Age	Unknown