

What is 41 Eastglen Road, Glen Eden 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: 41 Eastglen Road, Glen Eden, Auckland

Prepared on: 15 May 2023

Sale Price	\$796,000 to \$920,000	Median	\$871,250	Mean	\$855,725	For the property at the median, the sale price was 7.0% below CV.
C.V	\$760,000 to \$1,225,000	Median	\$960,000	Mean	\$955,625	

1/37 Fairmount Road, Titirangi, Auckland

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Last Sold	\$872,500 - 23 Jan 23
Capital Value	\$1,225,000 - 01 Jun 21
Land Value	\$580,000 - 01 Jun 21
Improvements	\$645,000
Land Use	Residence

Land Area	
Floor Area	176 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

193 Titirangi Road, Titirangi, Auckland

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Last Sold	\$870,000 - 20 Dec 22
Capital Value	\$990,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$490,000
Land Use	Residence

Land Area	354 m ²
Floor Area	130 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1950-1959

15/36 West Coast Road, Glen Eden, Auckland

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Last Sold	\$796,000 - 06 Jan 23
Capital Value	\$760,000 - 01 Jun 21
Land Value	\$485,000 - 01 Jun 21
Improvements	\$275,000
Land Use	Residence

Land Area	
Floor Area	110 m ²
Roof	Tile Profile
Walls	Mixed Material
Building Age	2000-2009

2/32 Willerton Avenue, New Lynn, Auckland

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Last Sold	\$799,800 - 28 Feb 23
Capital Value	\$840,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$340,000
Land Use	Residence

Land Area	
Floor Area	130 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

Recent Sales

RayWhite

Subject property: 41 Eastglen Road, Glen Eden, Auckland

Prepared on: 15 May 2023

3183 Great North Road, New Lynn, Auckland

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Last Sold	\$920,000 - 16 Dec 22
Capital Value	\$960,000 - 01 Jun 21
Land Value	\$740,000 - 01 Jun 21
Improvements	\$220,000
Land Use	Residence

Land Area	451 m ²
Floor Area	113 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1940-1949

184 Hutchinson Avenue, New Lynn, Auckland

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Last Sold	\$820,000 - 19 Jan 23
Capital Value	\$970,000 - 01 Jun 21
Land Value	\$405,000 - 01 Jun 21
Improvements	\$565,000
Land Use	Residence

Land Area	
Floor Area	90 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

1/15 Ambler Avenue, Glen Eden, Auckland

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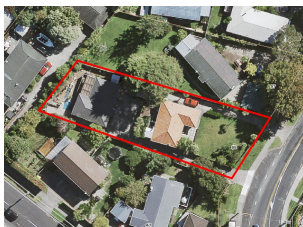


Last Sold	\$887,500 - 20 Feb 23
Capital Value	\$960,000 - 01 Jun 21
Land Value	\$520,000 - 01 Jun 21
Improvements	\$440,000
Land Use	Residence

Land Area	
Floor Area	140 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

1/99 Atkinson Road, Titirangi, Auckland

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Last Sold	\$880,000 - 15 Dec 22
Capital Value	\$940,000 - 01 Jun 21
Land Value	\$470,000 - 01 Jun 21
Improvements	\$470,000
Land Use	Residential

Land Area	
Floor Area	90 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959


Recent Sales

RayWhite

Subject property: 41 Eastglen Road, Glen Eden, Auckland

Prepared on: 15 May 2023

69 Arawa Street, New Lynn, Auckland

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Last Sold \$855,000 - 28 Apr 23
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$840,000 - 01 Jun 21
Improvements \$160,000
Land Use Residence

Land Area 501 m²
Floor Area 80 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1940-1949

Residential Insights

RayWhite

Subject property: 41 Eastglen Road, Glen Eden, Auckland

Prepared on: 15 March 2023

Suburb: Glen Eden

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	57	140	314
Percentage of Glen Eden's Properties Sold	0.93%	2.27%	5.1%

Sale Performance



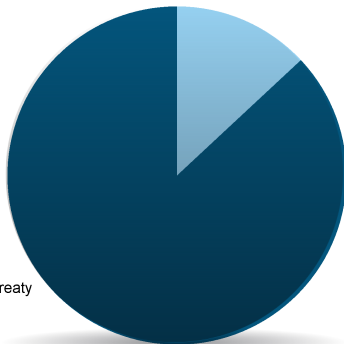
	February 2023	February 2022	% Change		Feb 2023
Median Days To Sell	53	40	▲ 32%	Average Valuation	\$970,000
Median Sale Price	\$759,000	\$897,500	▼ 15%	Median List Price	\$845,000

Sale Types in February 2023

Glen Eden

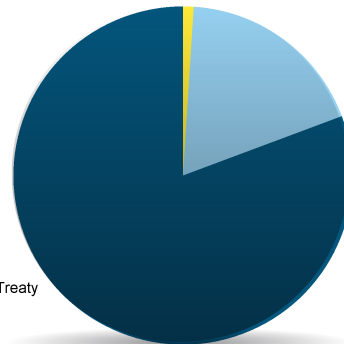


- Tender 0%
- Auction 13.04%
- Private Treaty 86.95%

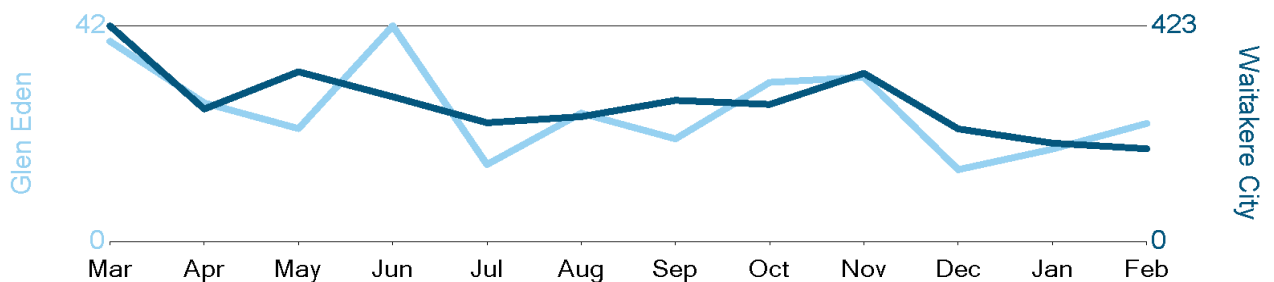


Auckland City

- Tender 1.01%
- Auction 18.28%
- Private Treaty 80.7%



Number of Sales/Month in Glen Eden and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

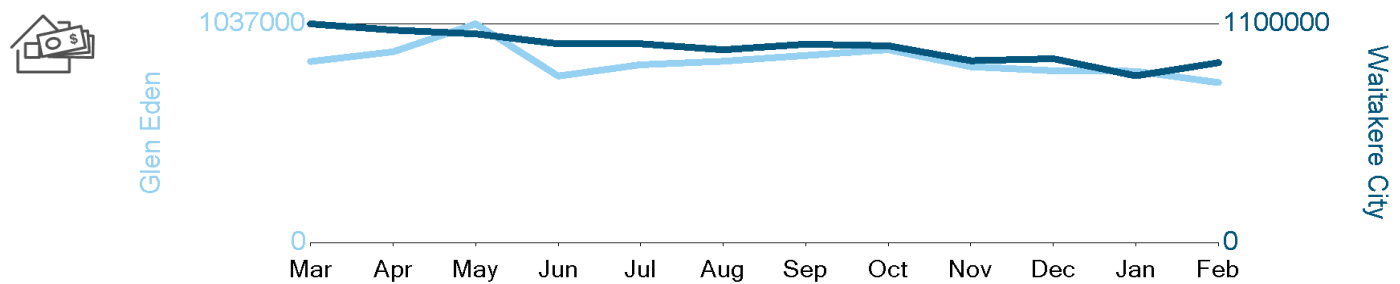
Residential Insights

RayWhite

Subject property: 41 Eastglen Road, Glen Eden, Auckland

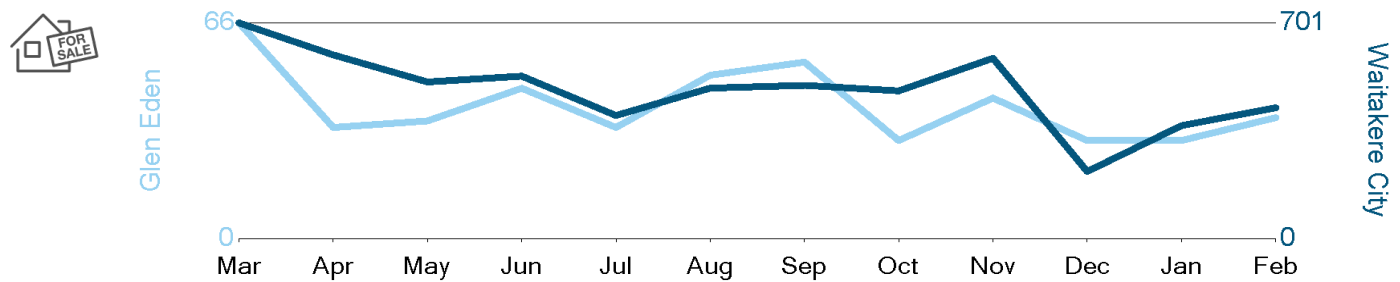
Prepared on: 15 March 2023

Median Sale Price in Glen Eden and Waitakere City



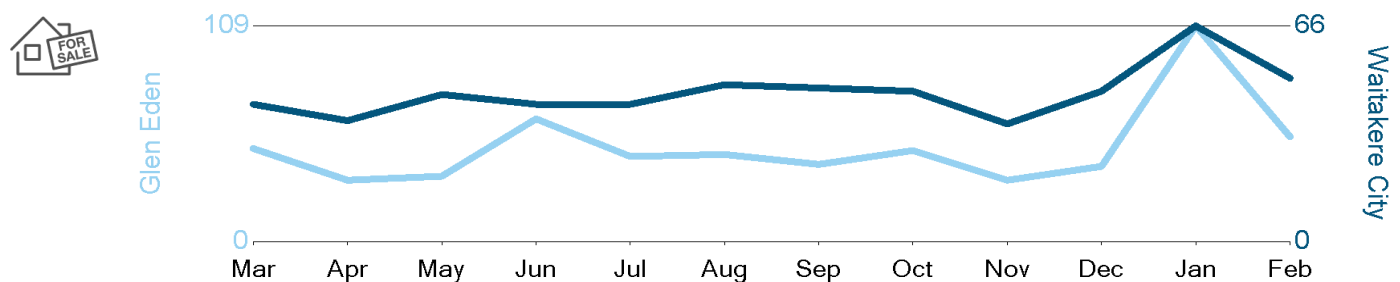
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Glen Eden and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

Median Days to Sell in Glen Eden and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Residential Insights

RayWhite

Subject property: 41 Eastglen Road, Glen Eden, Auckland

Prepared on: 15 March 2023

Census Data for Glen Eden

Age Broad Levels



Age	Glen Eden
0-14	22%
15-29	20%
30-49	31%
50-64	16%
65+	10%

Family Type



Family Type	Glen Eden
Couple (no kids)	18%
Couple (with kids)	60%
Solo parent	22%

Ownership



Ownership	Glen Eden
Own or Partly Own	54%
Held in a Family Trust	7%
Do not own and do not hold in a family trust	39%
Not elsewhere included*	0%

Number of Bedrooms



Bedrooms	Glen Eden
One bedroom	4%
Two bedrooms	12%
Three bedrooms	60%
Four bedrooms	18%
Five or more bedrooms	7%
Total dwellings stated	1140
Not elsewhere included*	0%

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.