

What is 57 Victory Road, Laingholm 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 **57 Victory 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.

Recent Sales

RayWhite

Subject property: 57 Victory Road, Laingholm, Auckland

Prepared on: 14 June 2023

Sale Price \$410,000 to \$1,220,000 **Median** \$985,000 **Mean** \$899,000 For the property at the median, the sale price was 7.0% below CV.
C.V \$950,000 to \$1,125,000 **Median** \$1,075,000 **Mean** \$1,039,000

155 Victory Road, Laingholm, Auckland

3 🚗 3 🚗 2 🚗



Last Sold \$1,000,000 - 08 Feb 23
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$485,000
Land Use Residence

Land Area 1,841 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

23 Western Road, Laingholm, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$985,000 - 18 Nov 22
Capital Value \$970,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$550,000
Land Use Residence

Land Area 1,298 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Aluminum
Building Age 1970-1979

41 Western Road, Laingholm, Auckland

5 🚗 2 🚗 6 🚗

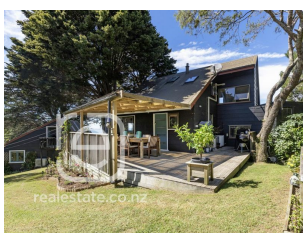


Last Sold \$410,000 - 31 Dec 04
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$430,000 - 01 Jun 21
Improvements \$645,000
Land Use Residence

Land Area 1,576 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

3 Laingholm Drive, Laingholm, Auckland

5 🚗 4 🚗 1 🚗



Last Sold \$1,220,000 - 26 Apr 23
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$535,000
Land Use Residence

Land Area 1,250 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Mixed/Remod

Recent Sales

RayWhite

Subject property: 57 Victory Road, Laingholm, Auckland

Prepared on: 14 June 2023

446 Huia Road, Laingholm, Auckland

3 🚗 1 🏠 4 🚗



Last Sold \$880,000 - 30 Mar 23
Capital Value \$950,000 - 01 Jun 21
Land Value \$380,000 - 01 Jun 21
Improvements \$570,000
Land Use Residence

Land Area 888 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

Residential Insights

RayWhite

Subject property: 57 Victory Road, Laingholm, Auckland

Prepared on: 14 June 2023

Suburb: Laingholm

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	6	10	26
Percentage of Laingholm's Properties Sold	0.75%	1.25%	3.26%

Sale Performance

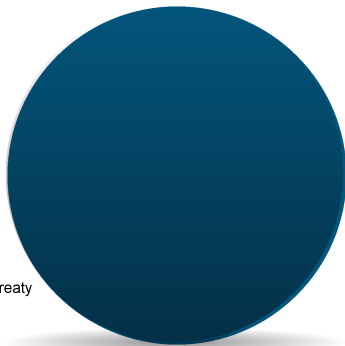
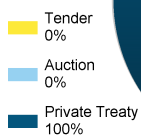


	April 2023	April 2022	% Change		May 2023
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

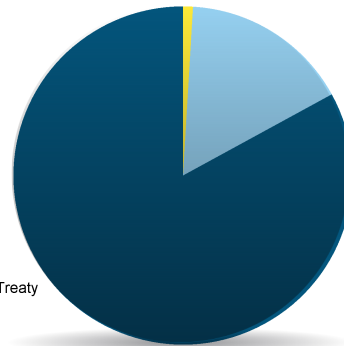
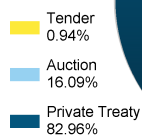
MEQ/NZ

Sale Types in April 2023

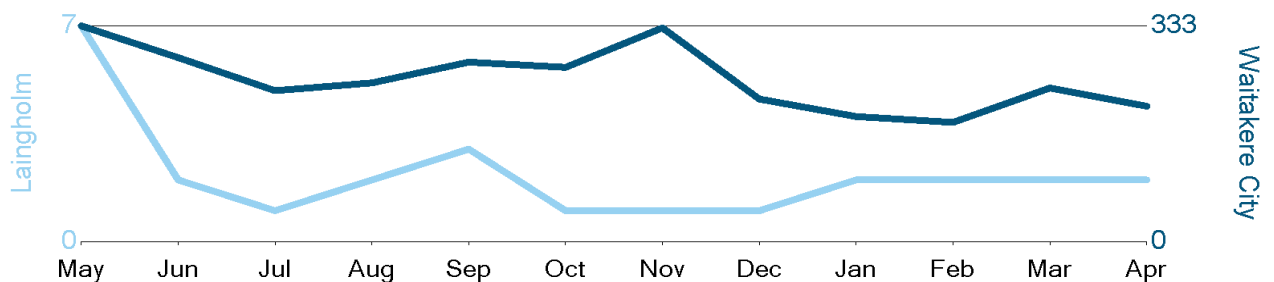
Laingholm



Auckland City



Number of Sales/Month in Laingholm and Waitakere City



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

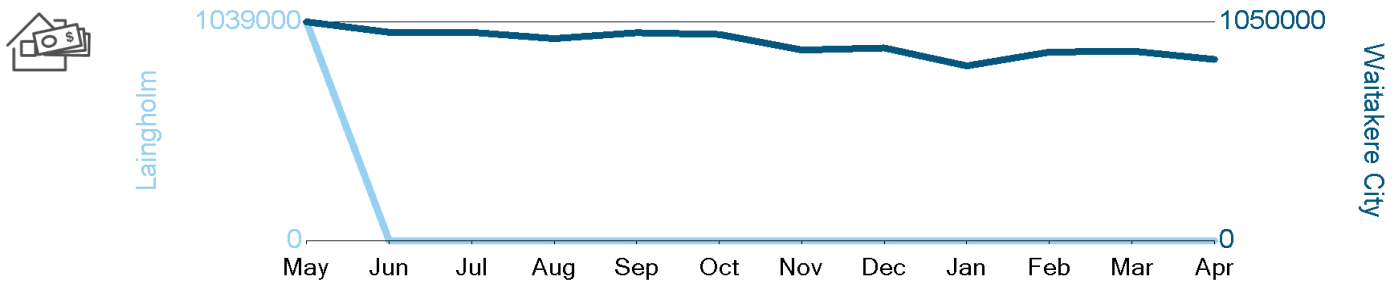
Residential Insights

RayWhite

Subject property: 57 Victory Road, Laingholm, Auckland

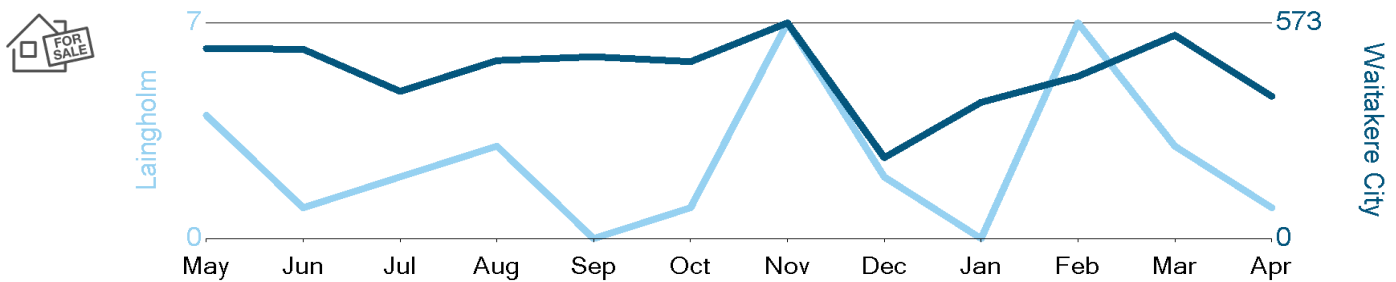
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Median Sale Price in Laingholm and Waitakere City



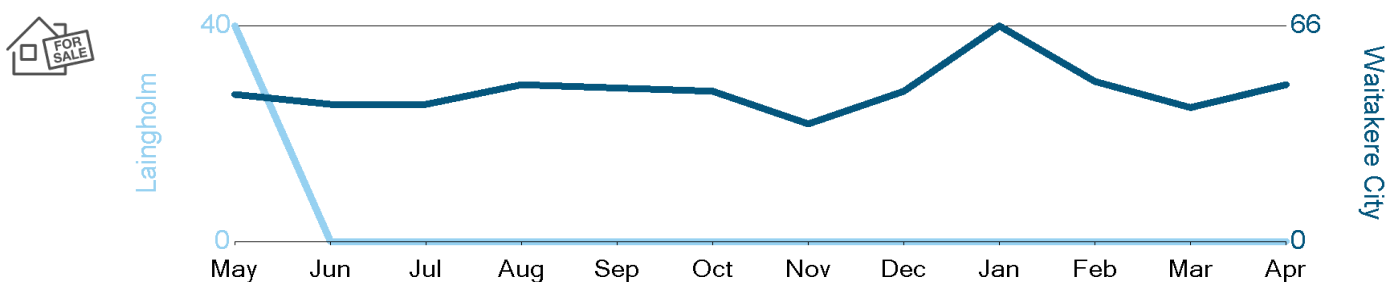
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Laingholm and Waitakere City



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

Median Days to Sell in Laingholm and Waitakere City



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

Residential Insights

RayWhite

Subject property: 57 Victory Road, Laingholm, Auckland

Prepared on: 14 June 2023

Census Data for Laingholm

Age Broad Levels



Age	Laingholm
0-14	24%
15-29	14%
30-49	32%
50-64	21%
65+	9%

Family Type



Family Type	Laingholm
Couple (no kids)	23%
Couple (with kids)	65%
Solo parent	12%

Ownership



Ownership	Laingholm
Own or Partly Own	73%
Held in a Family Trust	11%
Do not own and do not hold in a family trust	17%
Not elsewhere included*	0%

Number of Bedrooms



Bedrooms	Laingholm
One bedroom	4%
Two bedrooms	17%
Three bedrooms	43%
Four bedrooms	28%
Five or more bedrooms	9%
Total dwellings stated	846
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.