

What is 52 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 **52 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.

Recent Sales

Subject property: 52 Rimutaka Place, Titirangi, Auckland

Prepared on: 17 November 2022

Sale Price	\$920,000 to \$1,252,000	Median	\$1,175,000	Mean	\$1,141,214	For the property at the median, the sale price was 5.6% above CV.
C.V	\$1,025,000 to \$1,275,000	Median	\$1,050,000	Mean	\$1,103,571	

37 Rimutaka Place, Titirangi, Auckland

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Last Sold \$920,000 - 01 Nov 22
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$460,000 - 01 Jun 21
Improvements \$590,000
Land Use Residence

Land Area 675 m²
Floor Area 90 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

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

104 Huia Road, Titirangi, Auckland

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Last Sold \$1,180,000 - 12 Oct 22
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$610,000 - 01 Jun 21
Improvements \$440,000
Land Use Residence

Land Area 2,059 m²
Floor Area 120 m²
Roof Tile Profile
Walls Mixed Material
Building Age 1980-1989

199 Woodlands Park Road, Titirangi, Auckland

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Last Sold \$1,200,000 - 23 Oct 22
Capital Value \$1,275,000 - 01 Jun 21
Land Value \$540,000 - 01 Jun 21
Improvements \$735,000
Land Use Residence

Land Area 1,246 m²
Floor Area 200 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

Recent Sales

RayWhite

Subject property: 52 Rimutaka Place, Titirangi, Auckland

Prepared on: 17 November 2022

40 Waima Crescent, Titirangi, Auckland

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Last Sold	\$1,175,000 - 21 Jun 22
Capital Value	\$1,175,000 - 01 Jun 21
Land Value	\$510,000 - 01 Jun 21
Improvements	\$665,000
Land Use	Residence
Land Area	1,012 m ²

Floor Area	150 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

63 Rimutaka Place, Titirangi, Auckland

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Last Sold	\$1,252,000 - 14 Jun 22
Capital Value	\$1,050,000 - 01 Jun 21
Land Value	\$460,000 - 01 Jun 21
Improvements	\$590,000
Land Use	Residence

Land Area	1,012 m ²
Floor Area	120 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

304 Huia Road, Titirangi, Auckland

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Last Sold	\$1,161,500 - 31 May 22
Capital Value	\$1,100,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$600,000
Land Use	Residence

Land Area	1,029 m ²
Floor Area	104 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	1990-1999