

What is 3a 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.

Comparable Sales

RayWhite

Prepared for: RECENT SALES - 3a Western Rd

Subject property: 3A Western Road, Laingholm, Auckland

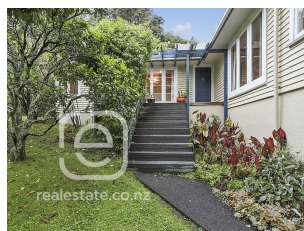
Prepared on: 20 March 2023

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	\$762,000 to \$985,000	Median	\$830,000	Mean	\$851,750	For the property at the median, the sale price was 10.6% below CV.
C.V	\$740,000 to \$1,200,000	Median	\$1,022,500	Mean	\$996,250	

2 York Road, Titirangi, Auckland

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Last Sold	\$830,000 - 27 Jan 23	Land Area	832 m ²
Capital Value	\$1,200,000 - 01 Jun 21	Floor Area	130 m ²
Land Value	\$490,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$710,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

209 Victory Road, Laingholm, Auckland

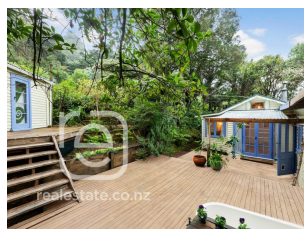
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Last Sold	\$830,000 - 16 Jan 23	Land Area	2,529 m ²
Capital Value	\$1,075,000 - 01 Jun 21	Floor Area	71 m ²
Land Value	\$800,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$275,000	Walls	Wood (incl Weatherboard)
Land Use	Home and Income	Building Age	1940-1949

91 Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$762,000 - 20 Sep 22	Land Area	1,270 m ²
Capital Value	\$740,000 - 01 Jun 21	Floor Area	46 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$320,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1930-1939

23 Western Road, Laingholm, Auckland

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Last Sold	\$985,000 - 18 Nov 22	Land Area	1,298 m ²
Capital Value	\$970,000 - 01 Jun 21	Floor Area	110 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$550,000	Walls	Aluminum
Land Use	Residence	Building Age	1970-1979

Residential Insights

RayWhite

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Subject property: 3A Western Road, Laingholm, Auckland

Prepared on: 20 March 2023

Suburb: Laingholm

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	5	10	28
Percentage of Laingholm's Properties Sold	0.63%	1.25%	3.51%

Sale Performance



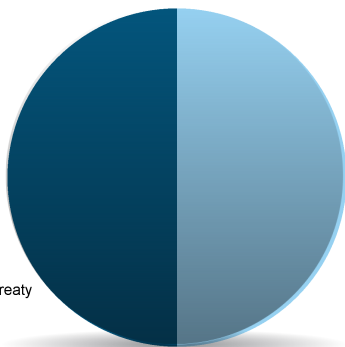
	February 2023	February 2022	% Change		
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	Feb 2023
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

Sale Types in February 2023

Laingholm

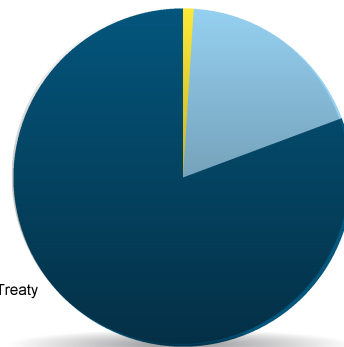


- Tender 0%
- Auction 50%
- Private Treaty 50%

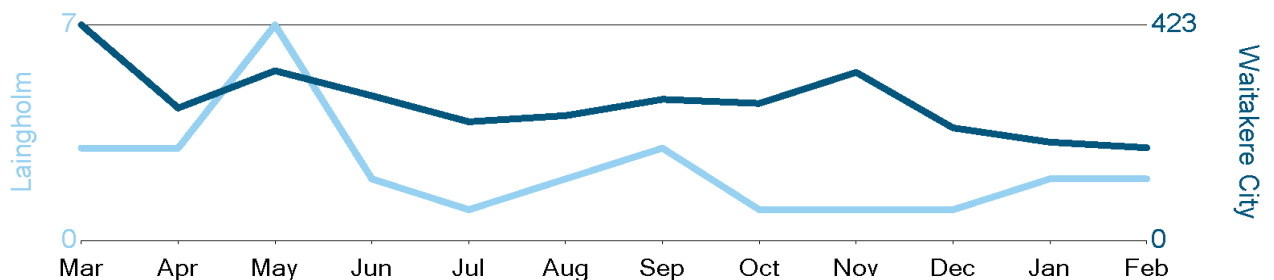


Auckland City

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



Number of Sales/Month in Laingholm and Waitakere City



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

Residential Insights

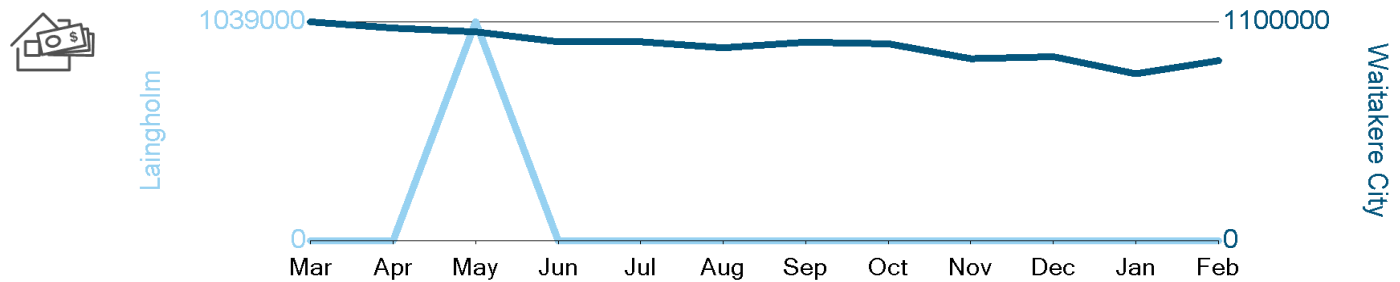
RayWhite

Prepared for: RECENT SALES - 3a Western Rd

Subject property: 3A Western Road, Laingholm, Auckland

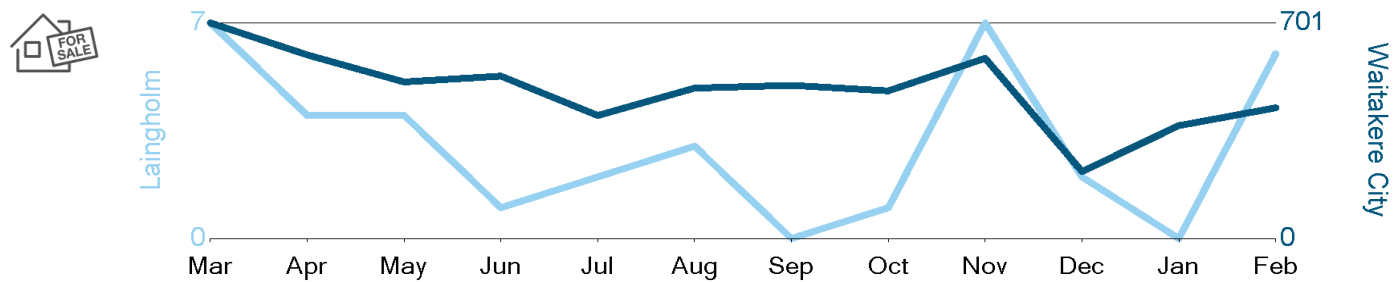
Prepared on: 20 March 2023

Median Sale Price in Laingholm and Waitakere City



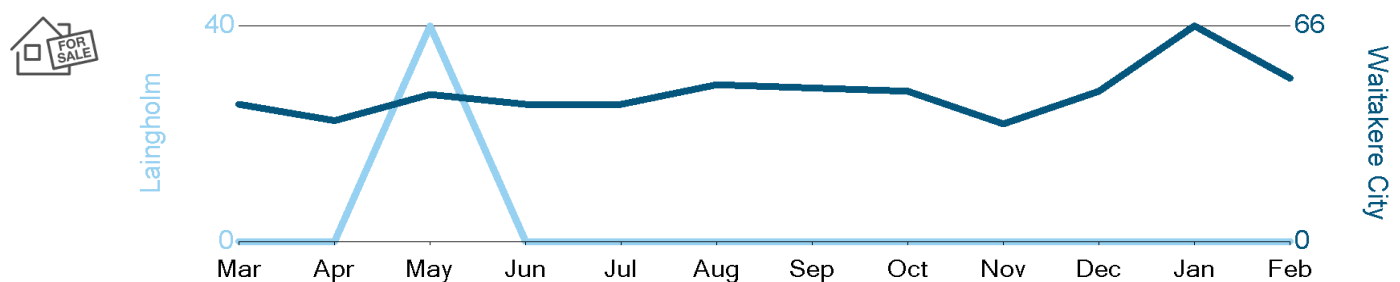
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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

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Prepared on: 20 March 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.