

## What is 502 Huia 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 **502 Huia 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: 502 Huia Road, Laingholm, Auckland

Prepared on: 12 April 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 m<sup>2</sup>  
**Floor Area** 100 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1990-1999

## 318 Huia Road, Titirangi, Auckland

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**Last Sold** \$900,000 - 27 Feb 23  
**Capital Value** \$1,000,000 - 01 Jun 21  
**Land Value** \$380,000 - 01 Jun 21  
**Improvements** \$620,000  
**Land Use** Residence

**Land Area** 1,189 m<sup>2</sup>  
**Floor Area** 240 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1970-1979

## 155 Victory Road, Laingholm, Auckland

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**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 m<sup>2</sup>  
**Floor Area** 110 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1990-1999

# Residential Insights

**RayWhite**

Subject property: 502 Huia Road, Laingholm, Auckland

Prepared on: 12 April 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



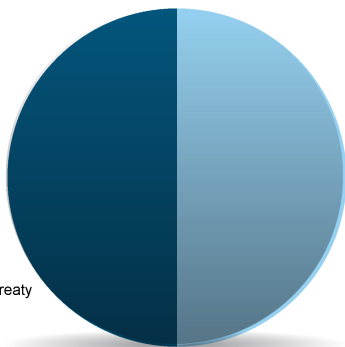
	February 2023	February 2022	% Change		Mar 2023
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

### Sale Types in February 2023

#### Laingholm

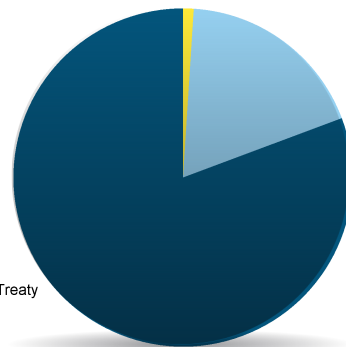


- Tender 0%
- Auction 50%
- Private Treaty 50%

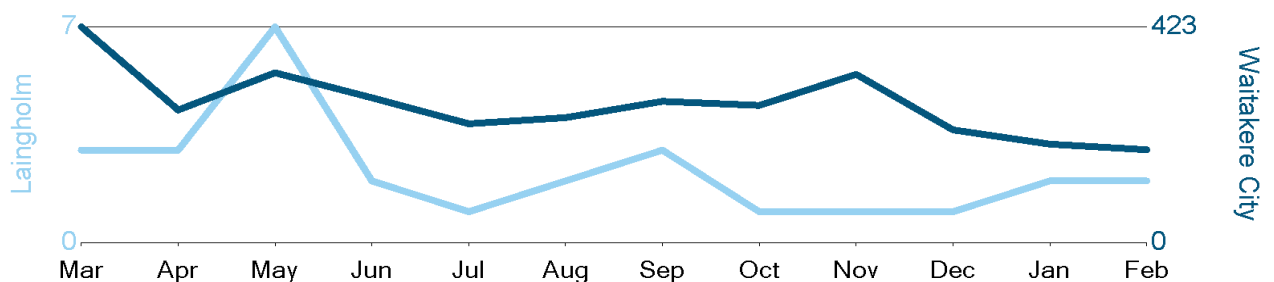


#### Auckland City

- 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.

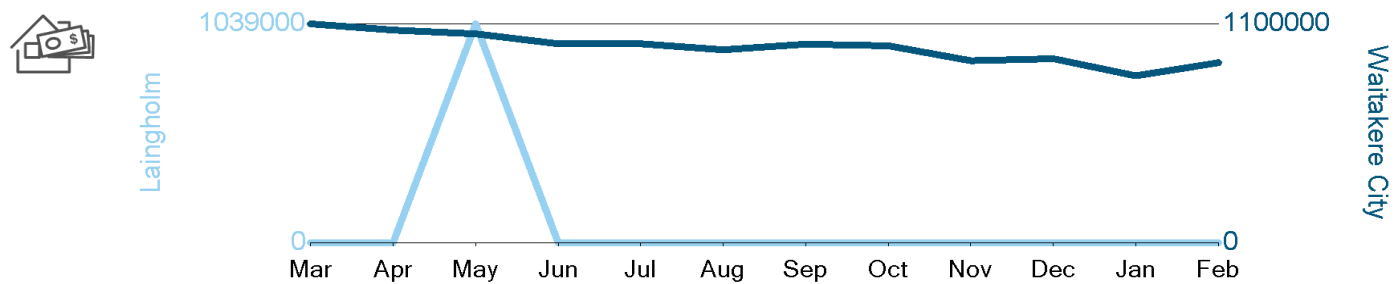
# Residential Insights

**RayWhite**

Subject property: 502 Huia Road, Laingholm, Auckland

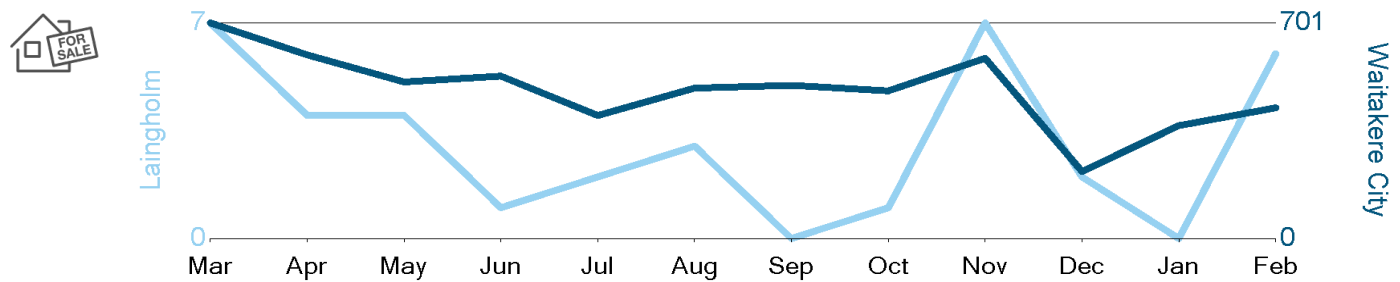
Prepared on: 12 April 2023

## Median Sale Price in Laingholm and Waitakere City



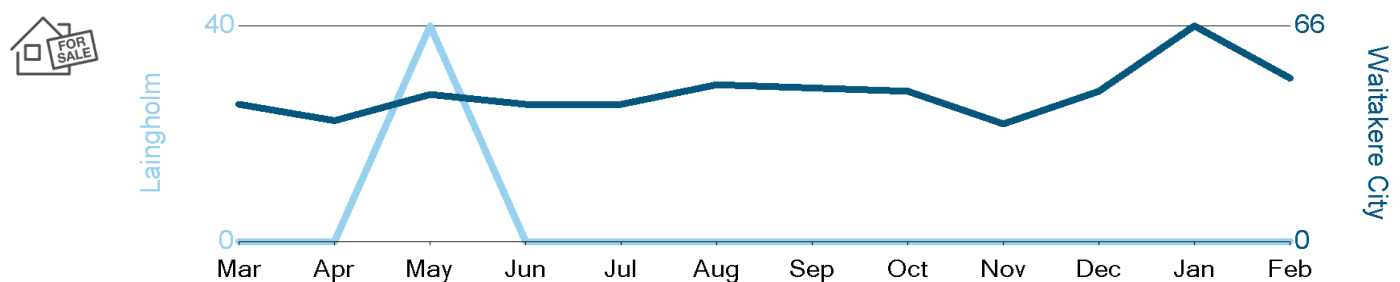
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## 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

**RayWhite**

Subject property: 502 Huia Road, Laingholm, Auckland

Prepared on: 12 April 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.