

## What is 16 Panzic Place, 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: 16 Panzic Place, Glen Eden, Auckland

Prepared on: 3 July 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.

<b>Sale Price</b>	\$815,000 to \$1,150,000	<b>Median</b>	\$927,000	<b>Mean</b>	\$957,500	For the property at the median, the sale price was 18.5% below CV.
<b>C.V</b>	\$940,000 to \$1,600,000	<b>Median</b>	\$1,162,500	<b>Mean</b>	\$1,197,083	

## 2 Glenorchy Street, Glen Eden, Auckland

5 🚗 2 🚰 8 🚗



<b>Last Sold</b>	\$1,090,000 - 08 May 23	<b>Land Area</b>	943 m <sup>2</sup>
<b>Capital Value</b>	\$1,600,000 - 01 Jun 21	<b>Floor Area</b>	185 m <sup>2</sup>
<b>Land Value</b>	\$1,550,000 - 01 Jun 21	<b>Roof</b>	Mixed Material
<b>Improvements</b>	\$50,000	<b>Walls</b>	Mixed Material
<b>Land Use</b>	Home and Income	<b>Building Age</b>	1950-1959

This is a home an income with 2 dwellings, one with 3 bedrooms and the other with 2. This is set on a larger more developable section due to the shape, gradient and access. Zoning: Terraced Housing & Apartment Zone

## 2 Lucinda Place, Glen Eden, Auckland

3 🚗 1 🚰 3 🚗



<b>Last Sold</b>	\$1,031,000 - 24 May 23	<b>Land Area</b>	678 m <sup>2</sup>
<b>Capital Value</b>	\$1,200,000 - 01 Jun 21	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Land Value</b>	\$1,150,000 - 01 Jun 21	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$50,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Townhouse	<b>Building Age</b>	1950-1959

Classic bungalow offers 2 bedrooms, a study, rumpus, sunroom, separate laundry and open plan living. Level land, 36m wide road frontage, easy drainage connection. Zoning: Terraced Housing & Apartment Zone

## 18 Woodglen Road, Glen Eden, Auckland

3 🚗 1 🚰 3 🚗



<b>Last Sold</b>	\$1,150,000 - 03 Apr 23	<b>Land Area</b>	771 m <sup>2</sup>
<b>Capital Value</b>	\$1,025,000 - 01 Jun 21	<b>Floor Area</b>	120 m <sup>2</sup>
<b>Land Value</b>	\$970,000 - 01 Jun 21	<b>Roof</b>	Malthoid/Fab
<b>Improvements</b>	\$55,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residential	<b>Building Age</b>	1950-1959

Partially renovated, modern kitchen and bathroom. Flat section, wide road frontage. Zoning: Terraced Housing & Apartment Zone

# Recent Sales

**RayWhite**

Subject property: 16 Panzic Place, Glen Eden, Auckland

Prepared on: 3 July 2023

## 17 Nandana Drive, Glen Eden, Auckland

3 🚗 1 🚿 1 🚘



**Last Sold** \$926,000 - 16 Mar 23  
**Capital Value** \$1,175,000 - 01 Jun 21  
**Land Value** \$990,000 - 01 Jun 21  
**Improvements** \$185,000  
**Land Use** Residence

**Land Area** 859 m<sup>2</sup>  
**Floor Area** 120 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

Zoning: Mixed Housing Suburban. Stormwater onsite, wastewater along front boundary.

## 56 Tahī Terrace, Glen Eden, Auckland

3 🚗 1 🚿 1 🚘



**Last Sold** \$910,000 - 20 Jan 23  
**Capital Value** \$1,325,000 - 01 Jun 21  
**Land Value** \$1,300,000 - 01 Jun 21  
**Improvements** \$25,000  
**Land Use** Residence

**Land Area** 792 m<sup>2</sup>  
**Floor Area** 80 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

3 bedrooms 1 bathroom with a single lock up garage on a corner site. Wastewater onsite, storm water nearby. Zoning: Mixed Housing Urban

## 18 Coey Place, Glen Eden, Auckland

3 🚗 2 🚿 6 🚘



**Last Sold** \$1,100,000 - 05 May 23  
**Capital Value** \$1,150,000 - 01 Jun 21  
**Land Value** \$840,000 - 01 Jun 21  
**Improvements** \$310,000  
**Land Use** Residence

**Land Area** 643 m<sup>2</sup>  
**Floor Area** 140 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Fibre Cement  
**Building Age** 1970-1979

Modern renovated home with large rumpus downstairs. Zoning: Mixed Housing Suburban.

## 1B Levy Road, Glen Eden, Auckland

3 🚗 1 🚿



**Last Sold** \$940,000 - 09 May 23  
**Capital Value** \$1,475,000 - 01 Jun 21  
**Land Value** \$1,450,000 - 01 Jun 21  
**Improvements** \$25,000  
**Land Use** Townhouse

**Land Area** 1,030 m<sup>2</sup>  
**Floor Area** 120 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1990-1999

Renovated 1920's character home. Zoning: Terraced Housing & Apartment Zone

# Recent Sales

**RayWhite**

Subject property: 16 Panzic Place, Glen Eden, Auckland

Prepared on: 3 July 2023

## 45 Rosewarne Crescent, Glendene, Auckland

3 🚗 1 🏠 5 🚗



**Last Sold** \$928,000 - 01 May 23  
**Capital Value** \$1,125,000 - 01 Jun 21  
**Land Value** \$930,000 - 01 Jun 21  
**Improvements** \$195,000  
**Land Use** Residence

**Land Area** 636 m<sup>2</sup>  
**Floor Area** 80 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Fibre Cement  
**Building Age** 1970-1979

Modern kitchen and bathrooms. Zoning: Mixed Housing Urban

## 9 Hillary Heights Avenue, Glendene, Auckland

3 🚗 1 🏠 4 🚗



**Last Sold** \$900,000 - 23 Jun 23  
**Capital Value** \$940,000 - 01 Jun 21  
**Land Value** \$755,000 - 01 Jun 21  
**Improvements** \$185,000  
**Land Use** Residence

**Land Area** 450 m<sup>2</sup>  
**Floor Area** 100 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

Elevated and set back from the road this 1960's weatherboard home is tidy and spacious. Wooden floors, deck area, updated kitchen and bathroom. Zoning: Mixed Housing Suburban Zone

## 7 Kamara Road, Glen Eden, Auckland

3 🚗 2 🏠 7 🚗



**Last Sold** \$815,000 - 01 Jun 23  
**Capital Value** \$1,300,000 - 01 Jun 21  
**Land Value** \$1,190,000 - 01 Jun 21  
**Improvements** \$110,000  
**Land Use** Home and Income

**Land Area** 1,384 m<sup>2</sup>  
**Floor Area** 150 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1950-1959

Large 1,348sqm (more or less) freehold land with a stream at the back of the property (no flooding in recent events). Three bedroom, plus study in the main residence with a cover deck area, plus a separate open plan studio with kitchen and bathroom. Zoning: Single House Zone

## 70 Hepburn Road, Glendene, Auckland

3 🚗 1 🏠



**Last Sold** \$845,000 - 24 May 23  
**Capital Value** \$1,050,000 - 01 Jun 21  
**Land Value** \$850,000 - 01 Jun 21  
**Improvements** \$200,000  
**Land Use** Residence

**Land Area** 859 m<sup>2</sup>  
**Floor Area** 119 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1950-1959

The substantial open-plan living, kitchen and dining area is complemented by a conservatory. One of the three double bedrooms opens up to a private deck overlooking the garden. There is a standalone garage off-street parking and basement storage.

Zoning: Single House Zone

# Recent Sales

**RayWhite**

Subject property: 16 Panzic Place, Glen Eden, Auckland

Prepared on: 3 July 2023

## 69 Arawa Street, New Lynn, Auckland

3 🚗 1 🚗 1 🚗



**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 m<sup>2</sup>  
**Floor Area** 80 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Fibre Cement  
**Building Age** 1940-1949

Fully renovated with a sleepout. Fully fenced, freehold, duplex. Wastewater and stormwater run along the back boundary.

Zoning: Terraced Housing & Apartment Zone

# Residential Insights

**RayWhite**

Subject property: 16 Panzic Place, Glen Eden, Auckland

Prepared on: 3 July 2023

## Suburb: Glen Eden

### Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	64	120	288
Percentage of Glen Eden's Properties Sold	1.04%	1.95%	4.68%

### Sale Performance

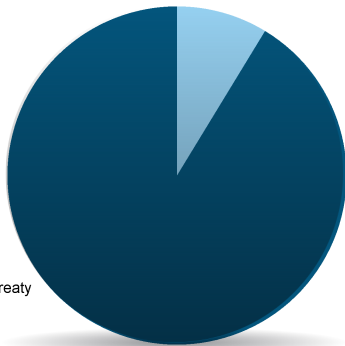
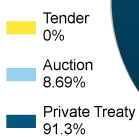


	May 2023	May 2022	% Change		Jun 2023
Median Days To Sell	56	33	▲ 70%	Average Valuation	\$1,050,000
Median Sale Price	\$841,000	\$1,037,000	▼ 19%	Median List Price	\$699,000

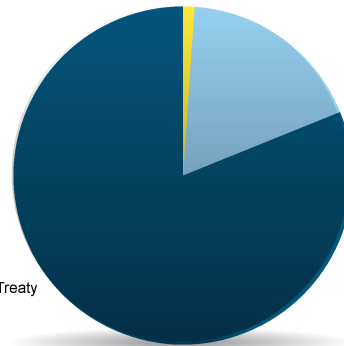
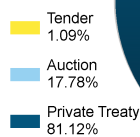
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### Sale Types in May 2023

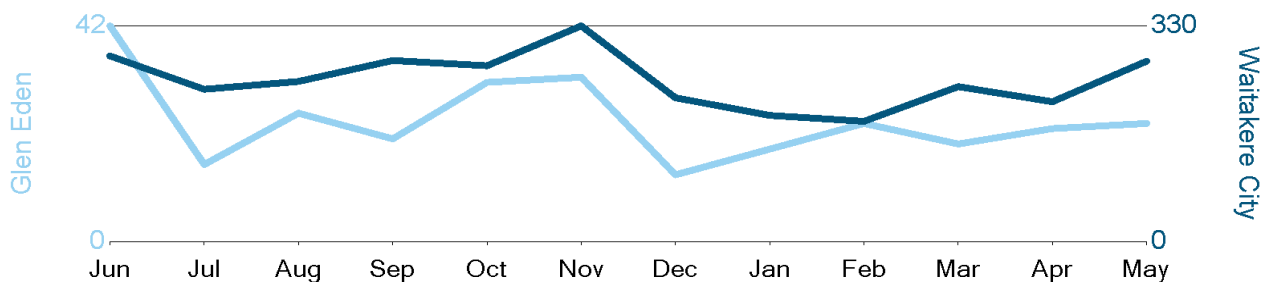
#### Glen Eden



#### Auckland City



### Number of Sales/Month in Glen Eden and Waitakere City



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

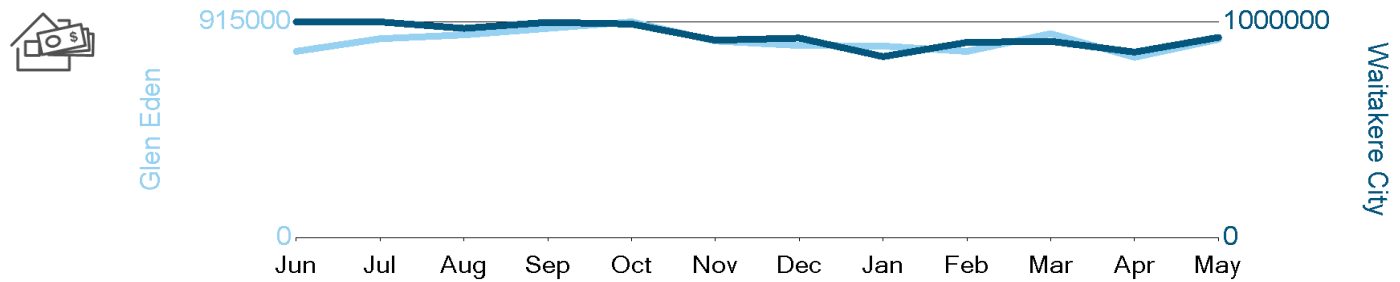
# Residential Insights

**RayWhite**

Subject property: 16 Panzic Place, Glen Eden, Auckland

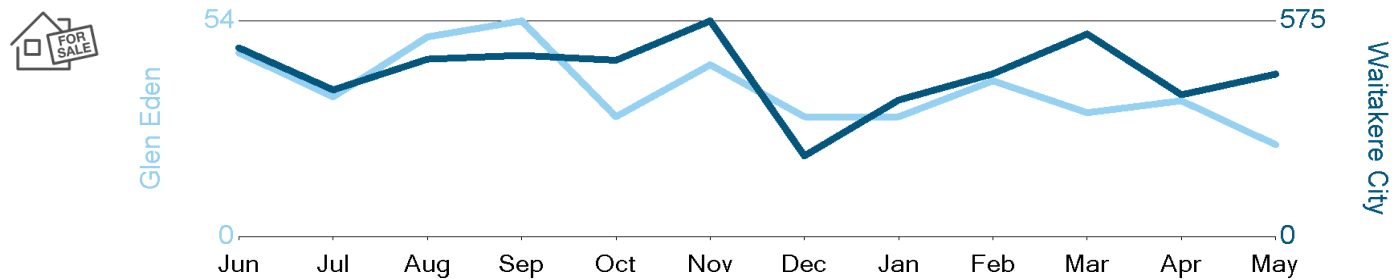
Prepared on: 3 July 2023

## Median Sale Price in Glen Eden and Waitakere City



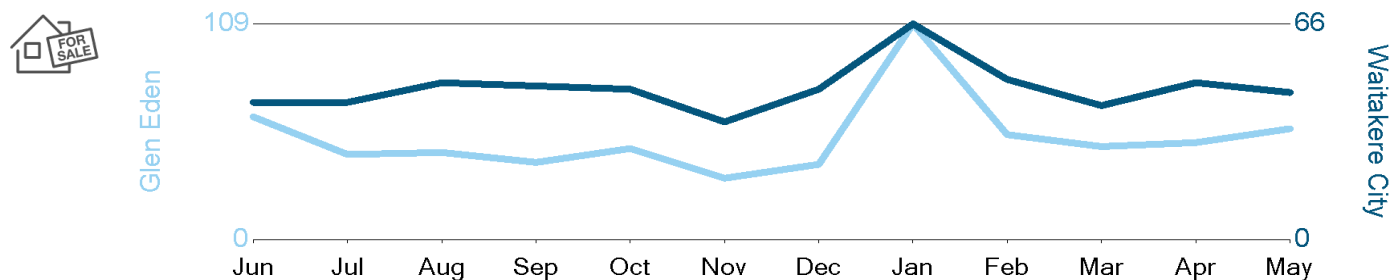
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## 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**

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Prepared on: 3 July 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.