

What is 1184 Huia Road, Huia Worth to You?

Method of Sale:

BY NEGOTIATION 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 A deadline sale these methods allow the current market to determine the final sale price. To help you with deciding what **1184 Huia Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a by negotiation process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to making your offer, you will stand the best chance of owning this home.

Feedback:

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.

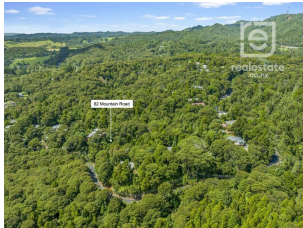
Recent Sales

RayWhite

Subject property: 1184 Huia Road, Huia, Auckland

Prepared on: 2 August 2023

82 Mountain Road, Henderson Valley, Auckland



Last Sold	\$422,000 - 16 May 22	Land Area	1,057 m ²
Capital Value	\$460,000 - 01 Jun 21	Floor Area	
Land Value	\$460,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

Bush clad section with resource consent for a three-bedroom 2-storey home

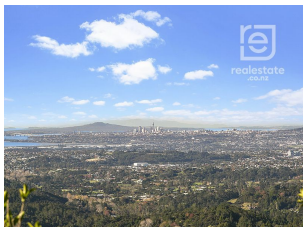
44 Tawini Road, Titirangi, Auckland



Last Sold	\$640,000 - 10 Jan 22	Land Area	1,477 m ²
Capital Value	\$940,000 - 01 Jun 21	Floor Area	
Land Value	\$940,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

Bush clad section with good road frontage.

910 West Coast Road, Waikarua, Auckland



Last Sold	\$232,500 - 19 Jun 23	Land Area	3,973 m ²
Capital Value	\$370,000 - 01 Jun 21	Floor Area	
Land Value	\$370,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

Flat building platform on the ridgeline, bush clad section, city views. Resource consent to build a state-of-the-art property including rooftop observation deck and lap pool, and at the base of the site - a two storey garage with loft. This property had no driveway access.

Recent Sales

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Subject property: 1184 Huia Road, Huia, Auckland

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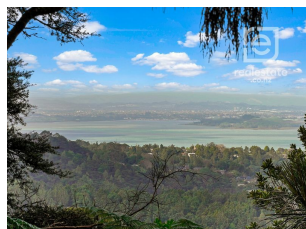
31 Rimutaka Place, Titirangi, Auckland



Last Sold	\$485,000 - 25 Oct 22	Land Area	675 m ²
Capital Value	\$460,000 - 01 Jun 21	Floor Area	
Land Value	\$460,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

Good road frontage. It was a flat section with a 10m off set from the road.

176-178 Scenic Drive, Titirangi, Auckland



Last Sold	\$600,000 - 24 Oct 22	Land Area	3.2526 ha
Capital Value	\$790,000 - 01 Jun 21	Floor Area	
Land Value	\$790,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Lifestyle Blocks Bareland	Building Age	Unknown

Ridgeline views, bush clad, driveway access.

Residential Insights

RayWhite

Subject property: 1184 Huia Road, Huia, Auckland

Prepared on: 2 August 2023

Suburb: Huia

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	2	2	4
Percentage of Huia's Properties Sold	0.74%	0.74%	1.48%

Sale Performance



	June 2023	June 2022	% Change		Jul 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

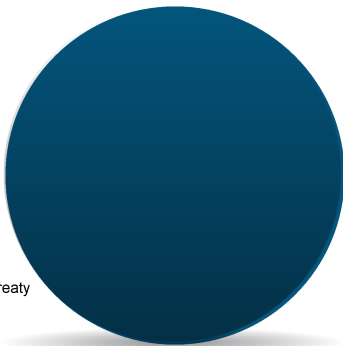
MEYANTAO

Sale Types in June 2023

Huia

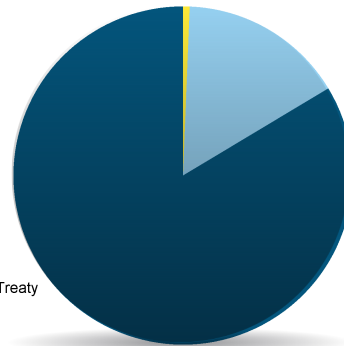


- Tender 0%
- Auction 0%
- Private Treaty 100%

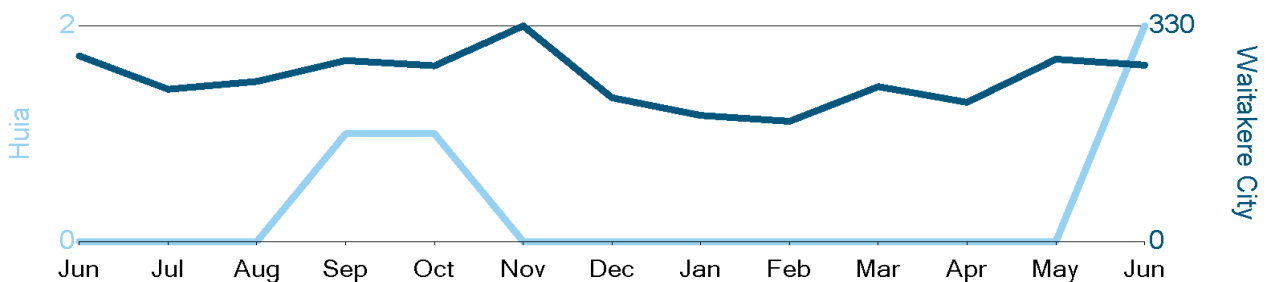


Auckland City

- Tender 0.63%
- Auction 15.75%
- Private Treaty 83.61%



Number of Sales/Month in Huia and Waitakere City



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

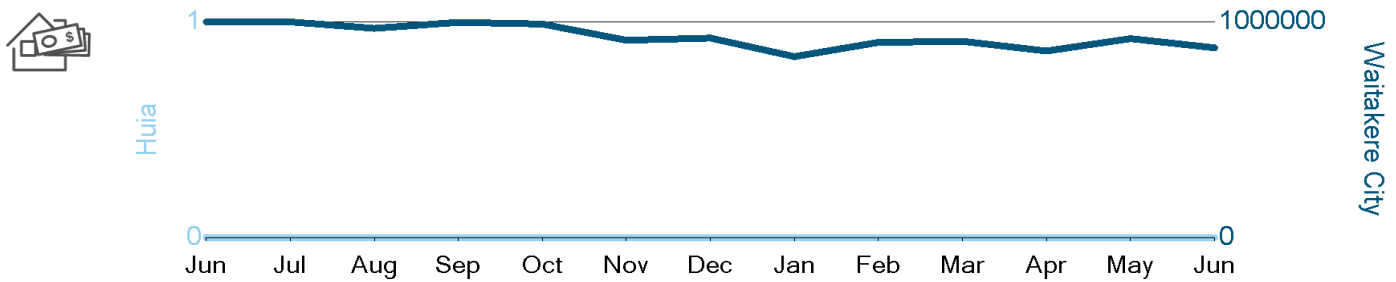
Residential Insights

RayWhite

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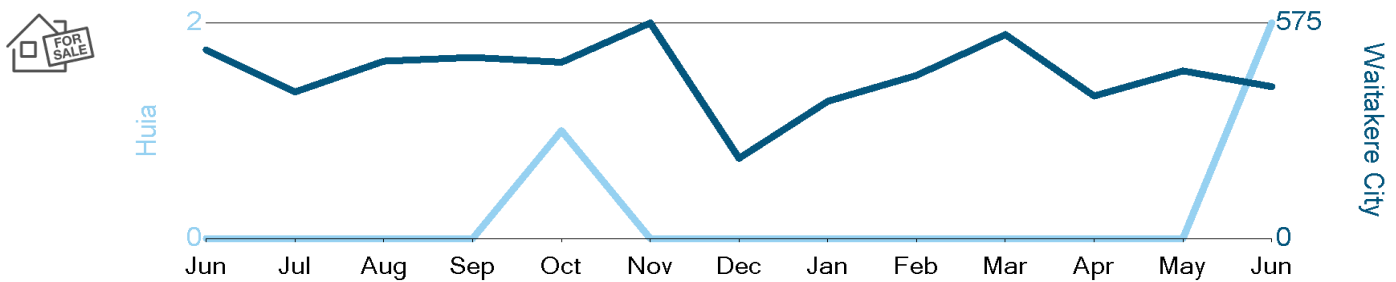
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Median Sale Price in Huia and Waitakere City



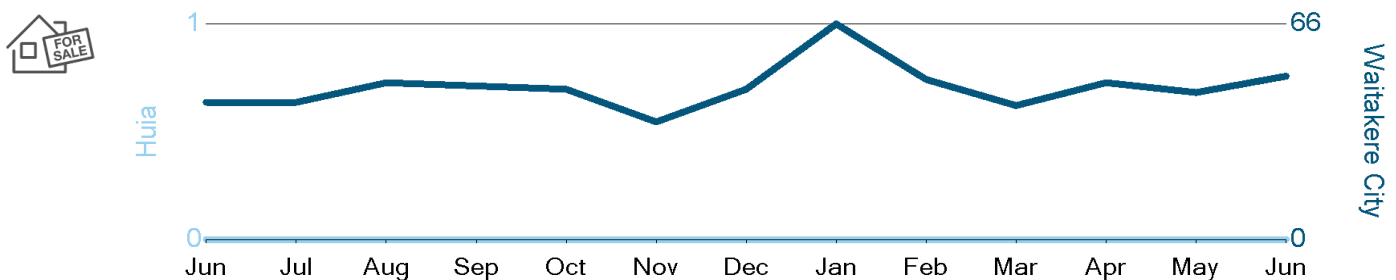
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Huia and Waitakere City



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

Median Days to Sell in Huia and Waitakere City



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

Residential Insights

RayWhite

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Prepared on: 2 August 2023

Census Data for Huia

Age Broad Levels



Age	Huia
0-14	unavailable
15-29	unavailable
30-49	unavailable
50-64	unavailable
65+	unavailable

Family Type



Family Type	Huia
Couple (no kids)	unavailable
Couple (with kids)	unavailable
Solo parent	unavailable

Ownership



Ownership	Huia
Own or Partly Own	unavailable
Held in a Family Trust	unavailable
Do not own and do not hold in a family trust	unavailable
Not elsewhere included*	unavailable

Number of Bedrooms



Bedrooms	Huia
One bedroom	unavailable
Two bedrooms	unavailable
Three bedrooms	unavailable
Four bedrooms	unavailable
Five or more bedrooms	unavailable
Total dwellings stated	0
Not elsewhere included*	unavailable

* 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.