

What is 14 Turanga Road, Henderson Valley 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 price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **14 Turanga 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: 14 Turanga Road, Henderson Valley, Auckland

Prepared on: 2 August 2023

737 Scenic Drive, Henderson Valley, Auckland

4 🚗 2 🚶 2 🚲



Last Sold \$1,100,000 - 25 Jan 23
Capital Value \$965,000 - 01 Jun 21
Land Value \$595,000 - 01 Jun 21
Improvements \$370,000
Land Use Residence

Land Area 3,008 m²
Floor Area 269 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

22 McEntee Road, Waitakere, Auckland

5 🚗 2 🚶 10 🚲



Last Sold \$1,055,000 - 19 Jun 23
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$570,000 - 01 Jun 21
Improvements \$580,000
Land Use Residence

Land Area 1,184 m²
Floor Area 203 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

741 Scenic Drive, Henderson Valley, Auckland

2 🚗 1 🚶 3 🚲



Last Sold \$1,170,000 - 12 May 23
Capital Value \$905,000 - 01 Jun 21
Land Value \$655,000 - 01 Jun 21
Improvements \$250,000
Land Use Lifestyle Blocks Farmlet

Land Area 9,328 m²
Floor Area 225 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

1040 Scenic Drive North, Swanson, Auckland

3 🚗 1 🚶 5 🚲



Last Sold \$1,120,000 - 13 Jun 23
Capital Value \$1,225,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$715,000
Land Use Residence

Land Area 1,064 m²
Floor Area 123 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1970-1979

Recent Sales

RayWhite

Subject property: 14 Turanga Road, Henderson Valley, Auckland

Prepared on: 2 August 2023

1028 Scenic Drive North, Swanson, Auckland

4 🚗 2 🏠 5 🏠



Last Sold \$910,000 - 29 Jun 23
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$520,000 - 01 Jun 21
Improvements \$530,000
Land Use Residence

Land Area 1,042 m²
Floor Area 1,870 m²
Roof Steel/G-Iron
Walls Roughcast, etc
Building Age 2000-2009

1058 Scenic Drive North, Swanson, Auckland

4 🚗 2 🏠 7 🏠



Last Sold \$1,050,000 - 30 Jun 23
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$520,000 - 01 Jun 21
Improvements \$530,000
Land Use Residential
Land Area 1,012 m²

Floor Area 140 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

Residential Insights

RayWhite

Subject property: 14 Turanga Road, Henderson Valley, Auckland

Prepared on: 2 August 2023

Suburb: Henderson Valley

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	5	9	26
Percentage of Henderson Valley's Properties Sold	1.07%	1.92%	5.54%

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

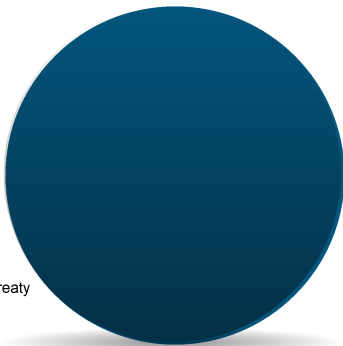
MEYANTAO

Sale Types in June 2023

Henderson Valley

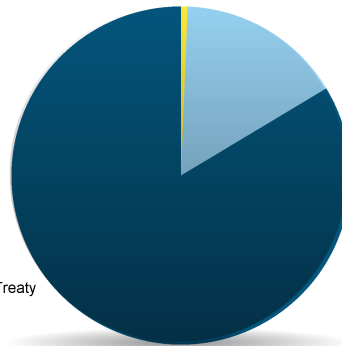


- Tender 0%
- Auction 0%
- Private Treaty 100%

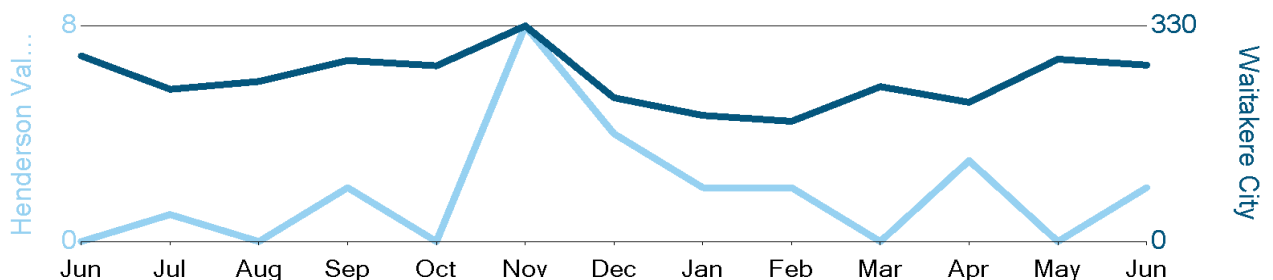


Auckland City

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



Number of Sales/Month in Henderson Valley and Waitakere City



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

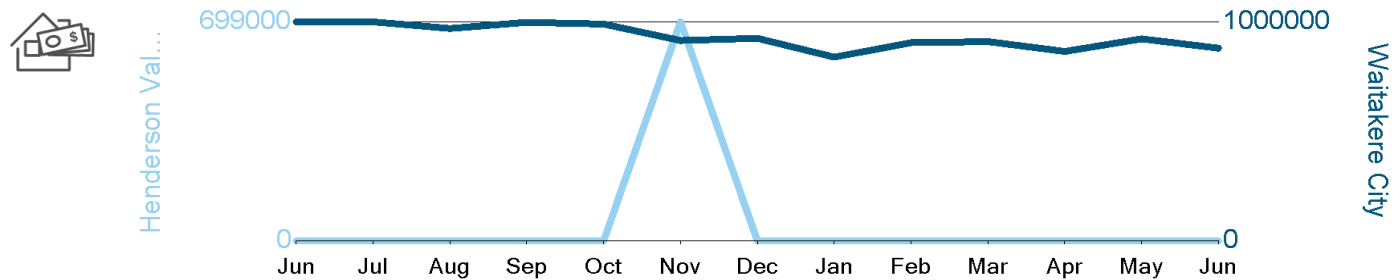
Residential Insights

RayWhite

Subject property: 14 Turanga Road, Henderson Valley, Auckland

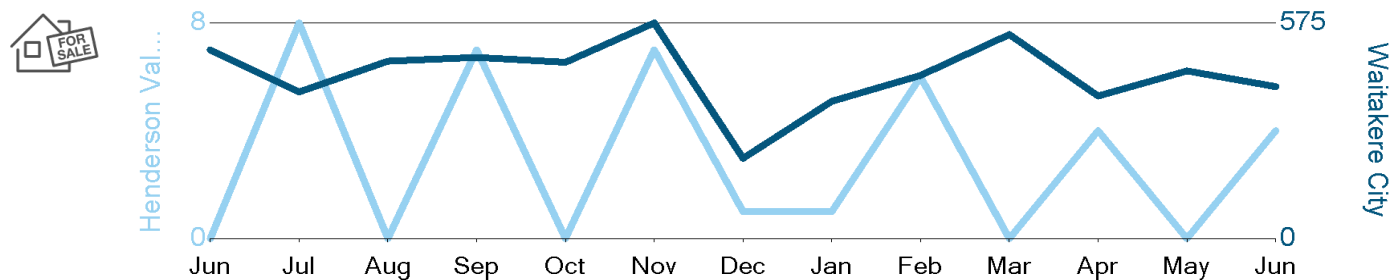
Prepared on: 2 August 2023

Median Sale Price in Henderson Valley and Waitakere City



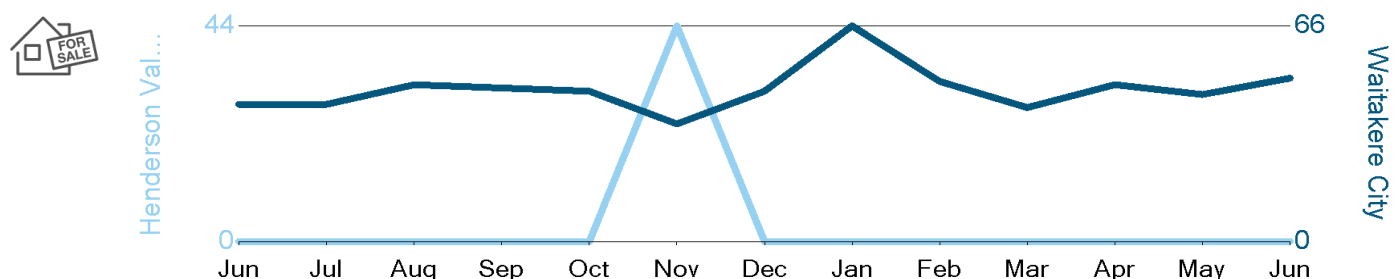
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Henderson Valley and Waitakere City



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

Median Days to Sell in Henderson Valley and Waitakere City



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

Residential Insights

RayWhite

Subject property: 14 Turanga Road, Henderson Valley, Auckland

Prepared on: 2 August 2023

Census Data for Henderson Valley

Age Broad Levels



Age	Henderson Valley
0-14	20%
15-29	18%
30-49	30%
50-64	21%
65+	12%

Family Type



Family Type	Henderson Valley
Couple (no kids)	27%
Couple (with kids)	65%
Solo parent	8%

Ownership



Ownership	Henderson Valley
Own or Partly Own	69%
Held in a Family Trust	18%
Do not own and do not hold in a family trust	14%
Not elsewhere included*	0%

Number of Bedrooms



Bedrooms	Henderson Valley
One bedroom	4%
Two bedrooms	10%
Three bedrooms	46%
Four bedrooms	27%
Five or more bedrooms	12%
Total dwellings stated	492
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.