

## What is 113 Woodlands Park Road, Titirangi Worth to You?

### Method of Sale:

An **AUCTION** 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 **113 Woodlands Park Road** is worth to you, we have included recent sales from the area.

### Our Property Owner:

The owners have chosen a deadline sale 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 the deadline, 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:** 113 Woodlands Park Road, Titirangi, Auckland

**Prepared on:** 19 October 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>	\$1,010,000 to \$1,230,000	<b>Median</b>	\$1,078,000	<b>Mean</b>	\$1,081,142	For the property at the median, the sale price was 10.2% below CV.
<b>C.V</b>	\$1,075,000 to \$1,775,000	<b>Median</b>	\$1,175,000	<b>Mean</b>	\$1,250,000	

## 29 Hollywood Avenue, Titirangi, Auckland

3 🚗 2 🚰 2 🚘



<b>Last Sold</b>	\$1,100,000 - 18 Aug 23
<b>Capital Value</b>	\$1,225,000 - 01 Jun 21
<b>Land Value</b>	\$460,000 - 01 Jun 21
<b>Improvements</b>	\$765,000
<b>Land Use</b>	Residence

<b>Land Area</b>	819 m <sup>2</sup>
<b>Floor Area</b>	120 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1950-1959

## 73 Waima Crescent, Titirangi, Auckland

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<b>Last Sold</b>	\$1,010,000 - 18 Aug 23
<b>Capital Value</b>	\$1,075,000 - 01 Jun 21
<b>Land Value</b>	\$510,000 - 01 Jun 21
<b>Improvements</b>	\$565,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,017 m <sup>2</sup>
<b>Floor Area</b>	120 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	Mixed/Remod

## 17 Minnehaha Avenue, Titirangi, Auckland

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<b>Last Sold</b>	\$1,078,000 - 17 Aug 23
<b>Capital Value</b>	\$1,200,000 - 01 Jun 21
<b>Land Value</b>	\$590,000 - 01 Jun 21
<b>Improvements</b>	\$610,000
<b>Land Use</b>	Residence

<b>Land Area</b>	3,356 m <sup>2</sup>
<b>Floor Area</b>	130 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1990-1999

## 163 Konini Road, Titirangi, Auckland

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<b>Last Sold</b>	\$1,230,000 - 17 Jun 23
<b>Capital Value</b>	\$1,775,000 - 01 Jun 21
<b>Land Value</b>	\$1,250,000 - 01 Jun 21
<b>Improvements</b>	\$525,000
<b>Land Use</b>	Residential

<b>Land Area</b>	3,723 m <sup>2</sup>
<b>Floor Area</b>	210 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1950-1959

# Recent Sales

**RayWhite**

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Prepared on: 19 October 2023

## 19 Taraire Road, Titirangi, Auckland

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**Last Sold** \$1,020,000 - 30 May 23  
**Capital Value** \$1,150,000 - 01 Jun 21  
**Land Value** \$510,000 - 01 Jun 21  
**Improvements** \$640,000  
**Land Use** Residence

**Land Area** 1,490 m<sup>2</sup>  
**Floor Area** 200 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Brick  
**Building Age** 1970-1979

## 49 Tainui Road, Titirangi, Auckland

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**Last Sold** \$1,030,000 - 17 May 23  
**Capital Value** \$1,150,000 - 01 Jun 21  
**Land Value** \$430,000 - 01 Jun 21  
**Improvements** \$720,000  
**Land Use** Residence

**Land Area** 822 m<sup>2</sup>  
**Floor Area** 160 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1970-1979

## 94 Pleasant Road, Titirangi, Auckland

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**Last Sold** \$1,100,000 - 29 Jun 23  
**Capital Value** \$1,175,000 - 01 Jun 21  
**Land Value** \$840,000 - 01 Jun 21  
**Improvements** \$335,000  
**Land Use** Residence

**Land Area** 549 m<sup>2</sup>  
**Floor Area** 240 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Brick  
**Building Age** 1970-1979

# Residential Insights

**RayWhite**

Subject property: 113 Woodlands Park Road, Titirangi, Auckland

Prepared on: 19 October 2023

## Suburb: Titirangi

### Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	42	80	141
Percentage of Titirangi's Properties Sold	0.85%	1.62%	2.85%

### Sale Performance

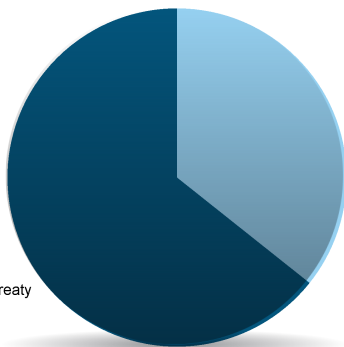
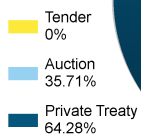


	September 2023	September 2022	% Change	Sep 2023	
Median Days To Sell	31	61	▼ 49%	Average Valuation	\$1,175,000
Median Sale Price	\$1,010,000	\$1,050,000	▼ 4%	Median List Price	NA

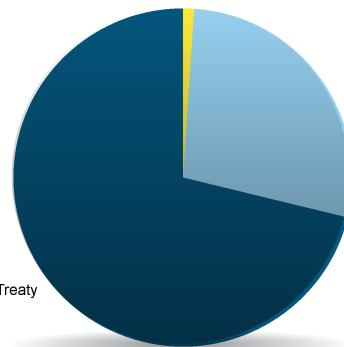
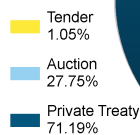
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### Sale Types in September 2023

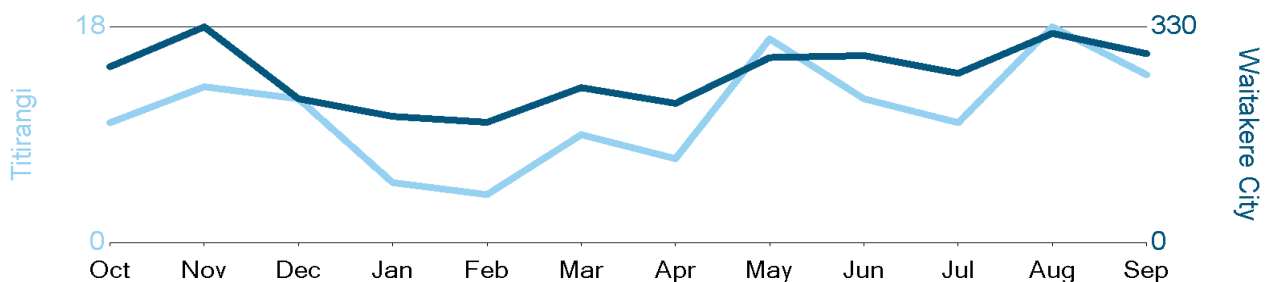
#### Titirangi



#### Auckland Super City



### Number of Sales/Month in Titirangi and Waitakere City



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

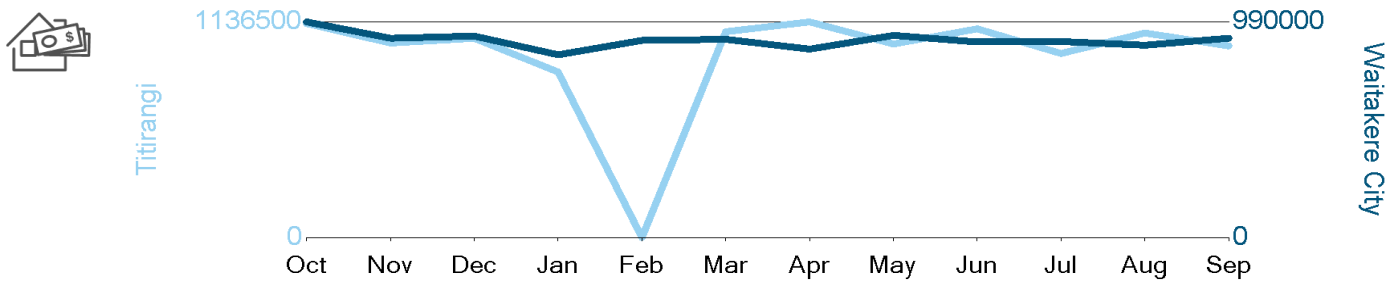
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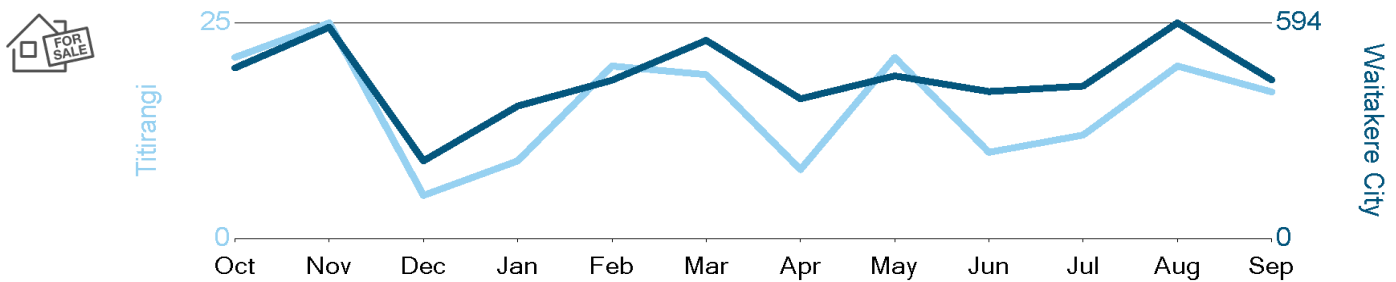
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## Median Sale Price in Titirangi and Waitakere City



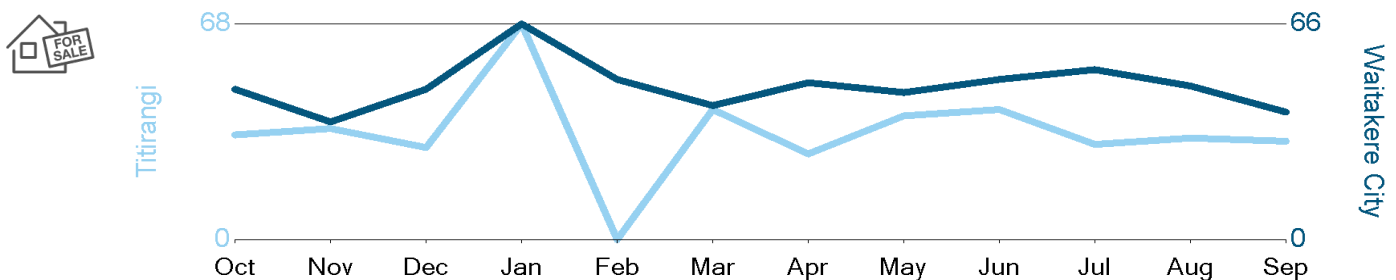
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Number of Listings/Month in Titirangi and Waitakere City



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

## Median Days to Sell in Titirangi and Waitakere City



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

# Residential Insights

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Prepared on: 19 October 2023

## Census Data for Titirangi

### Age Broad Levels



Age	Titirangi
0-14	20%
15-29	15%
30-49	27%
50-64	23%
65+	14%

### Family Type



Family Type	Titirangi
Couple (no kids)	27%
Couple (with kids)	65%
Solo parent	9%

### Ownership



Ownership	Titirangi
Own or Partly Own	65%
Held in a Family Trust	22%
Do not own and do not hold in a family trust	14%
Not elsewhere included*	0%

### Number of Bedrooms



Bedrooms	Titirangi
One bedroom	3%
Two bedrooms	13%
Three bedrooms	40%
Four bedrooms	32%
Five or more bedrooms	11%
Total dwellings stated	1404
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.