

What is 146 Woodlands Park Road, Titirangi 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 **146 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.

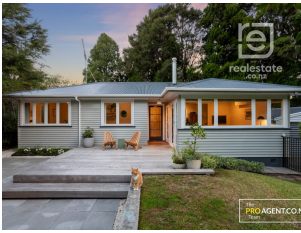
146 WOODLANDS PARK ROAD, TITIRANGI, AUCKLAND

Recent sales

Sale Price \$910,100 to \$1,270,000 Median \$1,025,000 Mean \$1,043,085 For the property at the median, the sale price was 13.6% below CV.
C.V \$1,050,000 to \$1,425,000 Median \$1,125,000 Mean \$1,178,571

200 Woodlands Park Road, Titirangi, Auckland

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Last Sold \$986,500 - 08 Mar 24
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$580,000
Land Use Residence

Land Area 1,040 m²
Floor Area 83 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

28 Boylan Road, Titirangi, Auckland

3 🚗 1 🚲



Last Sold \$910,100 - 15 Mar 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$490,000 - 01 Jun 21
Improvements \$635,000
Land Use Residence

Land Area 830 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

93 Waima Crescent, Titirangi, Auckland

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Last Sold \$1,070,000 - 23 Feb 24
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$500,000 - 01 Jun 21
Improvements \$575,000
Land Use Residence

Land Area 1,151 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

1 Ngaio Road, Titirangi, Auckland

2 🚗 1 🚲 5 🚘



Last Sold \$950,000 - 24 Feb 24
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$500,000 - 01 Jun 21
Improvements \$600,000
Land Use Residential

Land Area 1,176 m²
Floor Area 90 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969

18 Waima Crescent, Titirangi, Auckland

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Last Sold \$1,270,000 - 23 Feb 24
Capital Value \$1,250,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$780,000
Land Use Residence
Land Area 1,012 m²

Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

146 WOODLANDS PARK ROAD, TITIRANGI, AUCKLAND

Recent sales

61 Woodfern Crescent, Titirangi, Auckland

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Last Sold \$1,090,000 - 09 Mar 24
Capital Value \$1,425,000 - 01 Jun 21
Land Value \$890,000 - 01 Jun 21
Improvements \$535,000
Land Use Residential

Land Area 1,161 m²
Floor Area 170 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969

1 Wirihana Road, Titirangi, Auckland

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Last Sold \$1,025,000 - 01 Mar 24
Capital Value \$1,225,000 - 01 Jun 21
Land Value \$960,000 - 01 Jun 21
Improvements \$265,000
Land Use Residence

Land Area 685 m²
Floor Area 150 m²
Roof Tile Profile
Walls Brick
Building Age 1960-1969