

## What is 442 Huia Road, Laingholm Worth to You?

To help you with deciding what **442 Huia 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: 442 Huia Road, Laingholm,  
Auckland Prepared on: 4 July 2024

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>	\$1,050,000 to \$1,295,000	<b>Median</b>	\$1,170,000	<b>Mean</b>	\$1,174,705	For the property at the median, the sale price was 3.8% below CV.
<b>C.V</b>	\$930,000 to \$1,725,000	<b>Median</b>	\$1,200,000	<b>Mean</b>	\$1,267,941	

## 6 Victory Road, Laingholm, Auckland

4 🚗 2 🚿

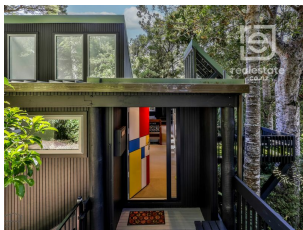


<b>Last Sold</b>	\$1,060,000 - 20 Mar 24
<b>Capital Value</b>	\$1,050,000 - 01 Jun 21
<b>Land Value</b>	\$420,000 - 01 Jun 21
<b>Improvements</b>	\$630,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,065 m <sup>2</sup>
<b>Floor Area</b>	160 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1970-1979

## 334 Huia Road, Titirangi, Auckland

2 🚗 3 🚿 2 🚗



<b>Last Sold</b>	\$1,050,000 - 30 Apr 24
<b>Capital Value</b>	\$1,200,000 - 01 Jun 21
<b>Land Value</b>	\$630,000 - 01 Jun 21
<b>Improvements</b>	\$570,000
<b>Land Use</b>	Residence

<b>Land Area</b>	4,502 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>	1970-1979

## 33 Lookout Drive, Laingholm, Auckland

3 🚗 1 🚿 2 🚗



<b>Last Sold</b>	\$1,075,000 - 08 May 24
<b>Capital Value</b>	\$1,125,000 - 01 Jun 21
<b>Land Value</b>	\$570,000 - 01 Jun 21
<b>Improvements</b>	\$555,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,282 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>	Mixed/Remod

## 144 Victory Road, Laingholm, Auckland

4 🚗 2 🚿 2 🚗



<b>Last Sold</b>	\$1,095,000 - 05 Apr 24
<b>Capital Value</b>	\$930,000 - 01 Jun 21
<b>Land Value</b>	\$370,000 - 01 Jun 21
<b>Improvements</b>	\$560,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,222 m <sup>2</sup>
<b>Floor Area</b>	120 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Fibre Cement
<b>Building Age</b>	1940-1949

# Recent Sales

**RayWhite**

Subject property: 442 Huia Road, Laingholm,  
Auckland Prepared on: 4 July 2024

## 18 Waima Crescent, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



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 m<sup>2</sup>

Floor Area 192 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age Prior to 1920 - exact age unknown

## 113 Tanekaha Road, Titirangi, Auckland

4 🚗 3 🚗 8 🚗



Last Sold \$1,250,000 - 26 Jun 24  
Capital Value \$1,400,000 - 01 Jun 21  
Land Value \$870,000 - 01 Jun 21  
Improvements \$530,000  
Land Use Residence

Land Area 1,970 m<sup>2</sup>  
Floor Area 290 m<sup>2</sup>  
Roof Tile Profile  
Walls Brick  
Building Age 1960-1969

## 159B Konini Road, Titirangi, Auckland

4 🚗 3 🚗 5 🚗



Last Sold \$1,295,000 - 14 Jun 24  
Capital Value \$1,725,000 - 01 Jun 21  
Land Value \$890,000 - 01 Jun 21  
Improvements \$835,000  
Land Use Residence

Land Area 3,127 m<sup>2</sup>  
Floor Area 235 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Brick  
Building Age 1990-1999

## 88 Woodlands Park Road, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$1,110,000 - 24 May 24  
Capital Value \$1,200,000 - 01 Jun 21  
Land Value \$540,000 - 01 Jun 21  
Improvements \$660,000  
Land Use Residence

Land Area 1,012 m<sup>2</sup>  
Floor Area 200 m<sup>2</sup>  
Roof Tile Profile  
Walls Wood (incl Weatherboard)  
Building Age 1920-1929

## 200 Atkinson Road, Titirangi, Auckland

3 🚗 2 🚗 6 🚗



Last Sold \$1,250,000 - 23 May 24  
Capital Value \$1,300,000 - 01 Jun 21  
Land Value \$600,000 - 01 Jun 21  
Improvements \$700,000  
Land Use Residence

Land Area 678 m<sup>2</sup>  
Floor Area 210 m<sup>2</sup>  
Roof Tile Profile  
Walls Wood (incl Weatherboard)  
Building Age 1980-1989

# Recent Sales

**RayWhite**

Subject property: 442 Huia Road, Laingholm,  
Auckland Prepared on: 4 July 2024

## 365A Titirangi Road, Titirangi, Auckland

3 🚗 2 🚶 4 🚗



Last Sold	\$1,250,000 - 21 May 24	Land Area	1,191 m <sup>2</sup>
Capital Value	\$1,050,000 - 01 Jun 21	Floor Area	123 m <sup>2</sup>
Land Value	\$640,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$410,000	Walls	Brick
Land Use	Residence	Building Age	1950-1959

## 161 Konini Road, Titirangi, Auckland

4 🚗 2 🚶 2 🚗



Last Sold	\$1,150,000 - 26 Apr 24	Land Area	1,013 m <sup>2</sup>
Capital Value	\$1,500,000 - 01 Jun 21	Floor Area	180 m <sup>2</sup>
Land Value	\$770,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$730,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

## 3 Laingrange Place, Laingholm, Auckland

6 🚗 2 🚶 8 🚗



Last Sold	\$1,275,000 - 13 Apr 24	Floor Area	350 m <sup>2</sup>
Capital Value	\$1,550,000 - 01 Jun 21	Roof	Tile Profile
Land Value	\$660,000 - 01 Jun 21	Walls	Mixed Material
Improvements	\$890,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	3,940 m <sup>2</sup>		

## 186 Atkinson Road, Titirangi, Auckland

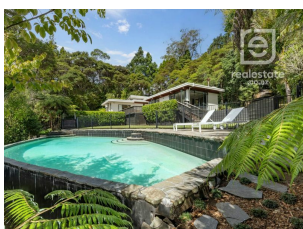
4 🚗 1 🚶 5 🚗



Last Sold	\$1,200,000 - 25 Mar 24	Land Area	2,390 m <sup>2</sup>
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	142 m <sup>2</sup>
Land Value	\$800,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$325,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

## 14 Kopiko Road, Titirangi, Auckland

4 🚗 2 🚶 6 🚗



Last Sold	\$1,170,000 - 21 Mar 24	Land Area	3,511 m <sup>2</sup>
Capital Value	\$1,725,000 - 01 Jun 21	Floor Area	170 m <sup>2</sup>
Land Value	\$960,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$765,000	Walls	Concrete
Land Use	Residence	Building Age	1970-1979

# Recent Sales

**RayWhite**

Subject property: 442 Huia Road, Laingholm,  
Auckland Prepared on: 4 July 2024

## 80 Waima Crescent, Titirangi, Auckland

4 🚗 2 🚗 1 🚗



Last Sold \$1,150,000 - 27 Feb 24  
Capital Value \$1,175,000 - 01 Jun 21  
Land Value \$500,000 - 01 Jun 21  
Improvements \$675,000  
Land Use Residence

Land Area 1,012 m<sup>2</sup>  
Floor Area 141 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Fibre Cement  
Building Age 1950-1959

## 125 Woodlands Park Road, Titirangi, Auckland

4 🚗 2 🚗



Last Sold \$1,200,000 - 23 Feb 24  
Capital Value \$1,200,000 - 01 Jun 21  
Land Value \$540,000 - 01 Jun 21  
Improvements \$660,000  
Land Use Residence  
Land Area 922 m<sup>2</sup>

Floor Area 180 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Mixed Material  
Building Age Prior to 1920 - exact age unknown

## 34 Valley Road, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$1,120,000 - 16 Feb 24  
Capital Value \$1,050,000 - 01 Jun 21  
Land Value \$600,000 - 01 Jun 21  
Improvements \$450,000  
Land Use Residence

Land Area 1,128 m<sup>2</sup>  
Floor Area 90 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1950-1959