

What is 3 Boylan Road, Titirangi 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 **3 Boylan 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.

3 BOYLAN ROAD, TITIRANGI, AUCKLAND

Recent sales

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.

Sale Price \$860,000 to \$1,340,000 **Median** \$1,055,000 **Mean** \$1,084,538 For the property at the median, the sale price was 14.0% below CV.
C.V \$1,000,000 to \$1,725,000 **Median** \$1,300,000 **Mean** \$1,280,769

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 m²
Floor Area 200 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1920-1929

176 Atkinson Road, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$1,030,000 - 26 Jun 24
Capital Value \$1,300,000 - 01 Jun 21
Land Value \$1,050,000 - 01 Jun 21
Improvements \$250,000
Land Use Residence

Land Area 932 m²
Floor Area 150 m²
Roof Tile Profile
Walls Concrete
Building Age 1940-1949

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 m²
Floor Area 235 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1990-1999

22 Grendon Road, Titirangi, Auckland

5 🚗 2 🚗



Last Sold \$1,340,000 - 25 May 24
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$760,000 - 01 Jun 21
Improvements \$590,000
Land Use Residence

Land Area 1,323 m²
Floor Area 164 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

40A Mahoe Road, Titirangi, Auckland

4 🚗 2 🚗 3 🚗



Last Sold \$1,050,000 - 15 May 24
Capital Value \$1,400,000 - 01 Jun 21
Land Value \$570,000 - 01 Jun 21
Improvements \$830,000
Land Use Residence

Land Area 2,542 m²
Floor Area 240 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

3 BOYLAN ROAD, TITIRANGI, AUCKLAND

Recent sales

51 Onedin Place, Titirangi, Auckland

4 🚗 3 🚲 3 🚘



Last Sold \$1,050,000 - 09 May 24
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$570,000 - 01 Jun 21
Improvements \$580,000
Land Use Residence

Land Area 607 m²
Floor Area 160 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

6 Grendon Road, Titirangi, Auckland

4 🚗 2 🚲 1 🚘



Last Sold \$1,250,000 - 03 May 24
Capital Value \$1,475,000 - 01 Jun 21
Land Value \$800,000 - 01 Jun 21
Improvements \$675,000
Land Use Residence
Land Area 809 m²

Floor Area 189 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

142 Konini Road, Titirangi, Auckland

4 🚗 2 🚲 3 🚘



Last Sold \$1,055,000 - 28 Apr 24
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$840,000 - 01 Jun 21
Improvements \$510,000
Land Use Residence

Land Area 1,763 m²
Floor Area 190 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

161 Konini Road, Titirangi, Auckland

4 🚗 2 🚲 2 🚘



Last Sold \$1,150,000 - 26 Apr 24
Capital Value \$1,500,000 - 01 Jun 21
Land Value \$770,000 - 01 Jun 21
Improvements \$730,000
Land Use Residence

Land Area 1,013 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

112 Woodlands Park Road, Titirangi, Auckland

3 🚗 1 🚲 5 🚘



Last Sold \$860,000 - 27 Jun 24
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$430,000 - 01 Jun 21
Improvements \$570,000
Land Use Residence

Land Area 827 m²
Floor Area 160 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979

146 Woodlands Park Road, Titirangi, Auckland

3 🚗 1 🚲 1 🚘



Last Sold \$920,000 - 05 Jun 24
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$540,000 - 01 Jun 21
Improvements \$460,000
Land Use Residence

Land Area 809 m²
Floor Area 91 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

3 BOYLAN ROAD, TITIRANGI, AUCKLAND

Recent sales

8 Ngaio Road, Titirangi, Auckland

4 🚗 1 🏠 6 🚗



Last Sold \$900,000 - 26 Apr 24
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$530,000
Land Use Residence

Land Area 1,161 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1990-1999

78 Waima Crescent, Titirangi, Auckland

3 🚗 2 🏠 8 🚗



Last Sold \$1,089,000 - 17 May 24
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$500,000 - 01 Jun 21
Improvements \$700,000
Land Use Residence
Land Area 1,022 m²

Floor Area 137 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Prior to 1920 - exact age unknown