

What is 68 Kauri Point Road, Laingholm 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 **68 Kauri Point 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.

Recent Sales

RayWhite

Subject property: 68 Kauri Point Road, Laingholm, Auckland

Prepared on: 2 August 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.

Sale Price	\$1,045,000 to \$1,737,500	Median	\$1,270,000	Mean	\$1,296,944	For the property at the median, the sale price was 7.5% below CV.
C.V	\$1,125,000 to \$1,775,000	Median	\$1,400,000	Mean	\$1,388,888	

25 Minnehaha Avenue, Titirangi, Auckland

3 🚗 1 🚰 2 🚘



Last Sold	\$1,045,000 - 17 Jul 24	Land Area	2,416 m ²
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	210 m ²
Land Value	\$580,000 - 01 Jun 21	Roof	Mixed Material
Improvements	\$545,000	Walls	Mixed Material
Land Use	Residence	Building Age	Mixed/Remod

113 Tanekaha Road, Titirangi, Auckland

4 🚗 3 🚰 8 🚘



Last Sold	\$1,250,000 - 26 Jun 24	Land Area	1,970 m ²
Capital Value	\$1,400,000 - 01 Jun 21	Floor Area	290 m ²
Land Value	\$870,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$530,000	Walls	Brick
Land Use	Residence	Building Age	1960-1969

88 Woodlands Park Road, Titirangi, Auckland

3 🚗 2 🚰 3 🚘



Last Sold	\$1,110,000 - 24 May 24	Land Area	1,012 m ²
Capital Value	\$1,200,000 - 01 Jun 21	Floor Area	200 m ²
Land Value	\$540,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$660,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929

40A Mahoe Road, Titirangi, Auckland

4 🚗 2 🚰 3 🚘



Last Sold	\$1,050,000 - 15 May 24	Land Area	2,542 m ²
Capital Value	\$1,400,000 - 01 Jun 21	Floor Area	240 m ²
Land Value	\$570,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$830,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

Recent Sales

RayWhite

Subject property: 68 Kauri Point Road, Laingholm, Auckland

Prepared on: 2 August 2024

394 Huia Road, Titirangi, Auckland

5 🚗 3 🚻 2 🚘



Last Sold	\$1,270,000 - 02 May 24
Capital Value	\$1,475,000 - 01 Jun 21
Land Value	\$430,000 - 01 Jun 21
Improvements	\$1,045,000
Land Use	Residence

Land Area	1,432 m ²
Floor Area	287 m ²
Roof	Steel/G-Iron
Walls	Concrete
Building Age	1990-1999

4 Ewing Road, Laingholm, Auckland

4 🚗 2 🚻 8 🚘



Last Sold	\$1,565,000 - 22 Apr 24
Capital Value	\$1,450,000 - 01 Jun 21
Land Value	\$880,000 - 01 Jun 21
Improvements	\$570,000
Land Use	Residence
Land Area	1,401 m ²

Floor Area	250 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

19 Fawcett Road, Laingholm, Auckland

3 🚗 2 🚻 6 🚘



Last Sold	\$1,737,500 - 19 Sep 23
Capital Value	\$1,775,000 - 01 Jun 21
Land Value	\$640,000 - 01 Jun 21
Improvements	\$1,135,000
Land Use	Residence

Land Area	3.8494 ha
Floor Area	270 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

91 Victory Road, Laingholm, Auckland

4 🚗 3 🚻 5 🚘



Last Sold	\$1,369,999 - 14 Sep 23
Capital Value	\$1,125,000 - 01 Jun 21
Land Value	\$590,000 - 01 Jun 21
Improvements	\$535,000
Land Use	Residence

Land Area	1,019 m ²
Floor Area	240 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1940-1949

3 Laingrange Place, Laingholm, Auckland

6 🚗 2 🚻 8 🚘



Last Sold	\$1,275,000 - 13 Apr 24
Capital Value	\$1,550,000 - 01 Jun 21
Land Value	\$660,000 - 01 Jun 21
Improvements	\$890,000
Land Use	Residential
Land Area	3,940 m ²

Floor Area	350 m ²
Roof	Tile Profile
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown