

What is 21B Glucina Place, Glen Eden 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 **21B Glucina Place** 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.

21B GLUCINA PLACE, GLEN EDEN, 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 \$700,000 to \$920,000 **Median** \$817,500 **Mean** \$802,555 For the property at the median, the sale price was 10.8% below CV.
C.V \$820,000 to \$1,025,000 **Median** \$880,000 **Mean** \$898,333

105 Glendale Road, Glen Eden, Auckland

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Last Sold \$740,000 - 16 Aug 24
Capital Value \$830,000 - 01 Jun 21
Land Value \$435,000 - 01 Jun 21
Improvements \$395,000
Land Use Residence

Land Area
Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1920-1929

1/37 Wattle Street, New Lynn, Auckland

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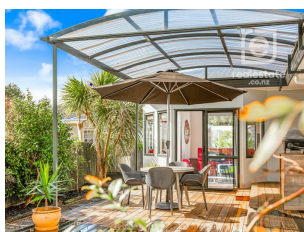


Last Sold \$817,500 - 13 Aug 24
Capital Value \$880,000 - 01 Jun 21
Land Value \$395,000 - 01 Jun 21
Improvements \$485,000
Land Use Residence

Land Area
Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1920-1929

27B Ambler Avenue, Glen Eden, Auckland

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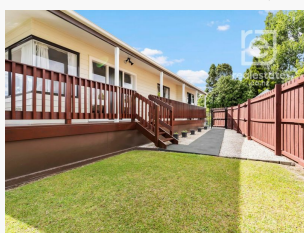


Last Sold \$850,000 - 13 Aug 24
Capital Value \$960,000 - 01 Jun 21
Land Value \$520,000 - 01 Jun 21
Improvements \$440,000
Land Use Residence

Land Area 450 m²
Floor Area 154 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 2000-2009

2/45 Sabulite Road, Kelston, Auckland

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Last Sold \$700,000 - 09 Aug 24
Capital Value \$820,000 - 01 Jun 21
Land Value \$440,000 - 01 Jun 21
Improvements \$380,000
Land Use Residence

Land Area
Floor Area 80 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989

90 Nikau Street, New Lynn, Auckland

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Last Sold \$920,000 - 06 Aug 24
Capital Value \$1,025,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$385,000
Land Use Residence

Land Area 403 m²
Floor Area 125 m²
Roof Fibre Cement
Walls Roughcast, etc
Building Age 1940-1949

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent sales

29B West Coast Road, Glen Eden, Auckland

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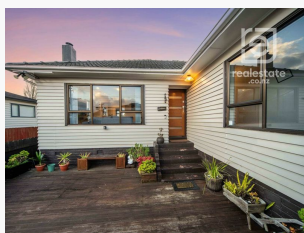


Last Sold \$815,000 - 25 Jul 24
Capital Value \$980,000 - 01 Jun 21
Land Value \$780,000 - 01 Jun 21
Improvements \$200,000
Land Use Residence

Land Area 431 m²
Floor Area 140 m²
Roof Tile Profile
Walls Concrete
Building Age 1950-1959

7 Netherlands Avenue, Kelston, Auckland

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Last Sold \$818,500 - 21 Jun 24
Capital Value \$880,000 - 01 Jun 21
Land Value \$600,000 - 01 Jun 21
Improvements \$280,000
Land Use Residence

Land Area 417 m²
Floor Area 110 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1950-1959

47 Thornlow Street, Glendene, Auckland

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Last Sold \$730,000 - 12 Jun 24
Capital Value \$860,000 - 01 Jun 21
Land Value \$520,000 - 01 Jun 21
Improvements \$340,000
Land Use Residence

Land Area
Floor Area 80 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

87A Archibald Road, Kelston, Auckland

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Last Sold \$832,000 - 06 Jun 24
Capital Value \$850,000 - 01 Jun 21
Land Value \$550,000 - 01 Jun 21
Improvements \$300,000
Land Use Residence

Land Area 340 m²
Floor Area 91 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod