

### What is 434 & 436 Huia Road, Laingholm Worth to You?

#### Method of Sale:

An **AUCTION** 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 **434 & 436 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.

## 434 & 436 HUIA ROAD, LAINGHOLM, 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** \$300,000 to \$1,549,500 Median \$1,059,000 Mean \$1,027,964 For the property at the median, the sale price was 2.5% below CV. C.V \$440.000 to \$1.825.000 Median \$1.062.500 Mean \$1.083.214

### 33 Kauri Point Road, Laingholm, Auckland



Last Sold \$300.000 - 19 Dec 24 Land Area 1.088 m<sup>2</sup> Floor Area Capital Value \$440.000 - 01 Jun 21 Land Value \$440,000 - 01 Jun 21 Roof Unknown Improvements \$0 Walls Unknown Land Use Residential Section **Building Age** Unknown

### 71 Laingholm Drive, Laingholm, Auckland



Last Sold \$730.000 - 19 Dec 24 Land Area 1.156 m<sup>2</sup> Floor Area 132 m<sup>2</sup> Capital Value \$910,000 - 01 Jun 21 \$420,000 - 01 Jun 21 Roof Land Value Steel/G-Iron Improvements \$490.000 Walls Fibre Cement Land Use Residence **Building Age** 1960-1969

### 10 Victory Road, Laingholm, Auckland



Last Sold \$950,000 - 23 Sep 24 Land Area 1.062 m<sup>2</sup> Floor Area 213 m<sup>2</sup> Capital Value \$1,175,000 - 01 Jun 21 Land Value \$420,000 - 01 Jun 21 Roof Mixed Material Improvements \$755.000 Walls Mixed Material Land Use Home and Income **Building Age** Mixed/Remod

### 442 Huia Road, Laingholm, Auckland



Last Sold \$1,050,000 - 12 Sep 24 Land Area 890 m<sup>2</sup> Capital Value \$960,000 - 01 Jun 21 Floor Area 135 m<sup>2</sup> \$420,000 - 01 Jun 21 Roof Land Value Steel/G-Iron Improvements \$540.000 Walls Wood (incl Weatherboard) **Building Age** 

### 478 Huia Road, Laingholm, Auckland

Land Use

Residence



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6 ₩ 2 ₩ 2 ₩

3 ₽ 2 ₽ 4 ₽



Last Sold Land Area \$955,000 - 09 Sep 24 921 m<sup>2</sup> Capital Value \$1,100,000 - 01 Jun 21 Floor Area 170 m<sup>2</sup> Land Value \$420,000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$680,000 Walls Wood (incl Weatherboard)

Land Use Residence 1990-1999 **Building Age** 

1960-1969

# 434 & 436 HUIA ROAD, LAINGHOLM, AUCKLAND

# Recent sales

## 31 Laingfield Terrace, Laingholm, Auckland





Last Sold \$1,549,500 - 29 Aug 24 Land Area 2.000 m<sup>2</sup> Capital Value \$1,825,000 - 01 Jun 21 Floor Area 370 m<sup>2</sup> Land Value \$700,000 - 01 Jun 21 Roof Tile Profile Mixed Material **Improvements** \$1.125.000 Walls **Building Age** Land Use Residence 1980-1989

### 55 Laingholm Drive, Laingholm, Auckland



Last Sold \$1.131.000 - 29 Nov 24 Land Area 1.072 m<sup>2</sup> Capital Value Floor Area 160 m<sup>2</sup> \$1,050,000 - 01 Jun 21 Roof Steel/G-Iron Land Value \$485,000 - 01 Jun 21 Improvements \$565,000 Walls Fibre Cement Land Use Residence **Building Age** Mixed/Remod

### 68 Kauri Point Road, Laingholm, Auckland

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 Last Sold
 \$1,265,000 - 01 Nov 24
 Land Area
 1,467 m²

 Capital Value
 \$1,300,000 - 01 Jun 21
 Floor Area
 244 m²

 Land Value
 \$670,000 - 01 Jun 21
 Roof
 Steel/G-Iron

 Improvements
 \$630,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age Mixed/Remod

## 43 Warner Park Avenue, Laingholm, Auckland

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Last Sold \$1.050.000 - 15 Oct 24 Land Area 1.925 m<sup>2</sup> Capital Value \$1,075,000 - 01 Jun 21 Floor Area 176 m<sup>2</sup> Land Value \$420.000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$655.000 Walls Fibre Cement Land Use Residence **Building Age** Mixed/Remod

### 20 Western Road, Laingholm, Auckland

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 Last Sold
 \$1,120,000 - 02 Oct 24
 Land Area
 1,012 m²

 Capital Value
 \$1,050,000 - 01 Jun 21
 Floor Area
 146 m²

 Land Value
 \$420,000 - 01 Jun 21
 Roof
 Steel/G-Iron

 Improvements
 \$630,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age 2000-2009

## 91 Victory Road, Laingholm, Auckland

4 ⇔ 3 ↔ 5 ⊜



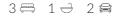
Last Sold \$1,270,000 - 30 Sep 24 Land Area 1,019 m<sup>2</sup> Capital Value \$1,400,000 - 01 Jun 21 Floor Area 240 m<sup>2</sup> Steel/G-Iron Land Value \$590,000 - 01 Jun 21 Roof Walls Improvements \$810,000 Mixed Material Land Use Mixed/Remod Residence **Building Age** 

## 434 & 436 HUIA ROAD, LAINGHOLM, AUCKLAND

Improvements \$270,000

# Recent sales

## 74 Warner Park Avenue, Laingholm, Auckland





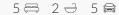
\$853,000 - 10 Sep 24 Last Sold Land Area 1.315 m<sup>2</sup>  $71\,m^2$ Capital Value \$780,000 - 01 Jun 21 Floor Area Land Value \$510,000 - 01 Jun 21 Roof Tile Profile

Land Use Residence

Walls

Building Age Mixed/Remod

### 156 Laingholm Drive, Laingholm, Auckland



Wood (incl Weatherboard)



Last Sold \$1,068,000 - 23 Aug 24 Land Area 1.009 m<sup>2</sup> Capital Value \$1,075,000 - 01 Jun 21 Floor Area 260 m<sup>2</sup> Land Value \$420,000 - 01 Jun 21 Roof Steel/G-Iron

Improvements \$655,000 Walls Wood (incl Weatherboard)

Land Use Residence **Building Age** 1990-1999

## 3 Sandys Parade, Laingholm, Auckland

2 = 1 → 4 =



Last Sold \$1,100,000 - 08 Aug 24 Land Area 1.133 m<sup>2</sup> Capital Value \$1,025,000 - 01 Jun 21 Floor Area 90 m<sup>2</sup> Roof Land Value \$650,000 - 01 Jun 21 Tile Profile Improvements \$375,000 Walls Brick Land Use Residence Building Age 1970-1979