

#### What is 328 Huia Road, Titirangi 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 **328 Huia Road** is worth to you, we have included recent sales from the area.

#### Our Property Owner:

Please note, our vendors ultimate goal is to sell unconditionally and are keen to receive pre-auction offers.

#### 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.

# Comparable 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** \$893,000 to \$1,085,000 Median \$998,700 Mean \$1,011,522 For the property at the median, the sale price was 7.1% below CV. C.V \$830,000 to \$1,325,000 **Median** \$1.110.000 Mean \$1.098.571

#### 262 Shaw Road, Titirangi, Auckland



2 = 1 → 5 =



Last Sold \$998,700 - 07 Dec 24 Land Area 1,583 m<sup>2</sup> Capital Value \$1,075,000 - 01 Jun 21 Floor Area 105 m<sup>2</sup> Land Value \$430.000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$645,000 Walls Wood (incl Weatherboard)

Land Use 1950-1959 Residence **Building Age** 

## 24 Hollywood Avenue, Titirangi, Auckland





Last Sold \$1,070,000 - 11 Oct 24 Land Area 814 m<sup>2</sup> Capital Value \$1,100,000 - 01 Jun 21 Floor Area 120 m<sup>2</sup> Land Value \$460.000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$640,000 Walls Wood (incl Weatherboard)

Land Use Residence **Building Age** 1970-1979

### 84A Woodlands Park Road, Titirangi, Auckland





\$990,000 - 10 Sep 24 Last Sold Land Area 798 m<sup>2</sup> Capital Value \$1,125,000 - 01 Jun 21 Floor Area 130 m<sup>2</sup> \$480.000 - 01 Jun 21 Roof Land Value Steel/G-Iron

Improvements \$645.000 Walls Wood (incl Weatherboard)

Land Use 1980-1989 Residence **Building Age** 

#### 678 South Titirangi Road, Titirangi, Auckland

3 ➡ 1 → 4 ➡



\$975,000 - 18 Dec 24 Land Area Last Sold 1.077 m<sup>2</sup> Capital Value \$1,125,000 - 01 Jun 21 Floor Area 120 m<sup>2</sup> Roof Land Value \$640.000 - 01 Jun 21 Steel/G-Iron

Improvements \$485.000 Walls Wood (incl Weatherboard)

Land Use Residence **Building Age** 1960-1969

#### 24 Sunray Avenue, Titirangi, Auckland

3 ➡ 1 → 6 🖨



Last Sold \$893.000 - 04 Dec 24 Land Area 683 m<sup>2</sup> Capital Value \$830,000 - 01 Jun 21 Floor Area  $80 \, \text{m}^2$ Land Value \$530.000 - 01 Jun 21 Roof Steel/G-Iron

Improvements \$300.000 Walls Wood (incl Weatherboard)

Land Use Residence 1960-1969 **Building Age** 

# 328 HUIA ROAD, TITIRANGI, AUCKLAND

# Comparable sales

## 591 South Titirangi Road, Titirangi, Auckland





Last Sold \$1,068,96
Capital Value \$1,110,00
Land Value \$640,000
Improvements \$470,000

Land Use

Land Use

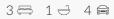
\$1,068,960 - 14 Nov 24 \$1,110,000 - 01 Jun 21 \$640,000 - 01 Jun 21 \$470,000

\$470,000 Residence

Walls Wood (incl Weatherboard)

**Building Age** 1940-1949

## 108 Atkinson Road, Titirangi, Auckland





 Last Sold
 \$1,085,000 - 22 Oct 24
 Land Area
 966 m²

 Capital Value
 \$1,325,000 - 01 Jun 21
 Floor Area
 90 m²

 Land Value
 \$1,025,000 - 01 Jun 21
 Roof
 Fibre Cement

 Improvements
 \$300,000
 Walls
 Fibre Cement

Home and Income

Building Age

1950-1959