

What is 196 Godley Road, Titirangi Worth to You?

Method of Sale:

A **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 **196 Godley Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen an auction process to sell their home and are open to pre-auction offers. Please note, our vendors ultimate goal is to sell unconditionally.

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.

196 GODLEY 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 \$985,008 to \$1,495,000 **Median** \$1,110,000 **Mean** \$1,160,455 For the property at the median, the sale price was 7.5% below CV.
C.V \$1,050,000 to \$1,875,000 **Median** \$1,225,000 **Mean** \$1,266,818

201B Godley Road, Titirangi, Auckland

6 🚗 3 🚲 5 🚘



Last Sold \$1,495,000 - 08 Jan 25
Capital Value \$1,875,000 - 01 Jun 21
Land Value \$930,000 - 01 Jun 21
Improvements \$945,000
Land Use Residence

Land Area 2,673 m²
Floor Area 342 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1960-1969

149 Atkinson Road, Titirangi, Auckland

5 🚗 3 🚲 3 🚘



Last Sold \$1,110,000 - 22 Jan 25
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$670,000 - 01 Jun 21
Improvements \$530,000
Land Use Residence

Land Area 1,222 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

68 Woodfern Crescent, Titirangi, Auckland

4 🚗 2 🚲 4 🚘

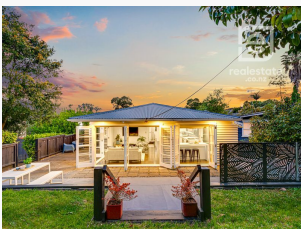


Last Sold \$1,170,000 - 20 Dec 24
Capital Value \$1,300,000 - 01 Jun 21
Land Value \$670,000 - 01 Jun 21
Improvements \$630,000
Land Use Residence

Land Area 969 m²
Floor Area 210 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969

188 Golf Road, Titirangi, Auckland

4 🚗 2 🚲 7 🚘



Last Sold \$1,280,000 - 19 Nov 24
Capital Value \$1,250,000 - 01 Jun 21
Land Value \$1,000,000 - 01 Jun 21
Improvements \$250,000
Land Use Residence

Land Area 675 m²
Floor Area 191 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

40 Huia Road, Titirangi, Auckland

4 🚗 2 🚲



Last Sold \$1,195,000 - 17 Jan 25
Capital Value \$1,175,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$535,000
Land Use Residence

Land Area 1,012 m²
Floor Area 162 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

196 GODLEY ROAD, TITIRANGI, AUCKLAND

Recent sales

8 Selwyn Avenue, Glen Eden, Auckland

4 🚗 2 🚲 4 🚗



Last Sold \$985,008 - 13 Jan 25
Capital Value \$1,060,000 - 01 Jun 21
Land Value \$880,000 - 01 Jun 21
Improvements \$180,000
Land Use Residence

Land Area 1,656 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

11 Lemnos Place, Titirangi, Auckland

4 🚗 2 🚲 6 🚗



Last Sold \$1,100,000 - 17 Dec 24
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$820,000 - 01 Jun 21
Improvements \$380,000
Land Use Residence

Land Area 619 m²
Floor Area 184 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

89A Woodlands Park Road, Titirangi, Auckland

4 🚗 2 🚲 5 🚗



Last Sold \$1,100,000 - 10 Dec 24
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$490,000 - 01 Jun 21
Improvements \$860,000
Land Use Residence

Land Area 951 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

48 Pokapu Street, Titirangi, Auckland

3 🚗 3 🚲 6 🚗



Last Sold \$1,030,000 - 03 Dec 24
Capital Value \$1,225,000 - 01 Jun 21
Land Value \$890,000 - 01 Jun 21
Improvements \$335,000
Land Use Residence

Land Area 906 m²
Floor Area 190 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1980-1989

11 Fairmount Road, Titirangi, Auckland

4 🚗 2 🚲



Last Sold \$1,050,000 - 27 Nov 24
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$930,000 - 01 Jun 21
Improvements \$120,000
Land Use Residence

Land Area 916 m²
Floor Area 157 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

17 West Lynn Road, Titirangi, Auckland

4 🚗 2 🚲



Last Sold \$1,250,000 - 13 Nov 24
Capital Value \$1,250,000 - 01 Jun 21
Land Value \$1,125,000 - 01 Jun 21
Improvements \$125,000
Land Use Residence

Land Area 842 m²
Floor Area 171 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1950-1959