

What is 352 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 **352 Huia Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen an auction sale process to sell their home and are open to accepting 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.

352 HUIA ROAD, TITIRANGI, AUCKLAND

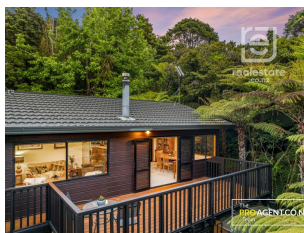
Recent sales

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 \$850,000 to \$1,100,000 **Median** \$990,000 **Mean** \$988,333 For the property at the median, the sale price was 12.0% below CV.
C.V \$930,000 to \$1,350,000 **Median** \$1,125,000 **Mean** \$1,112,222

419 Huia Road, Titirangi, Auckland

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Last Sold \$1,100,000 - 13 Dec 24
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$730,000
Land Use Residence

Land Area 1,027 m²
Floor Area 164 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

89A Woodlands Park Road, Titirangi, Auckland

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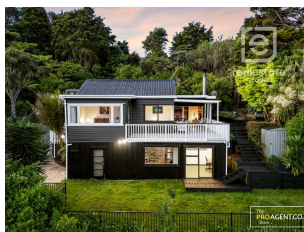


Last Sold \$1,100,000 - 10 Dec 24
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$490,000 - 01 Jun 21
Improvements \$860,000
Land Use Residence

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

82 Warner Park Avenue, Laingholm, Auckland

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Last Sold \$865,000 - 31 Jan 25
Capital Value \$930,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$340,000
Land Use Residence

Land Area 1,146 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

678 South Titirangi Road, Titirangi, Auckland

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Last Sold \$975,000 - 18 Dec 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$485,000
Land Use Residence

Land Area 1,077 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

138 Atkinson Road, Titirangi, Auckland

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Last Sold \$940,000 - 06 Dec 24
Capital Value \$980,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$470,000
Land Use Residence

Land Area 425 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Stone
Building Age 1990-1999

352 HUIA ROAD, TITIRANGI, AUCKLAND

Recent sales

71D Konini Road, Titirangi, Auckland

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Last Sold \$1,005,000 - 27 Nov 24
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$540,000 - 01 Jun 21
Improvements \$610,000
Land Use Residential

Land Area 471 m²
Floor Area 166 m²
Roof Tile Profile
Walls Brick
Building Age 1990-1999

34 Wood Bay Road, Titirangi, Auckland

3 🚗 2 🚲



Last Sold \$850,000 - 18 Oct 24
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$410,000
Land Use Residence

Land Area 1,096 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Mixed/Remod

24 Hollywood Avenue, Titirangi, Auckland

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Last Sold \$1,070,000 - 11 Oct 24
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$460,000 - 01 Jun 21
Improvements \$640,000
Land Use Residence

Land Area 814 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

84A Woodlands Park Road, Titirangi, Auckland

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Last Sold \$990,000 - 10 Sep 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$480,000 - 01 Jun 21
Improvements \$645,000
Land Use Residence

Land Area 798 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989