

#### What is 32 Annison Avenue, Glen Eden Worth to You?

To help you with deciding what **32 Annison Avenue** 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. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to making your offer, 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.

# 32 ANNISON AVENUE, GLEN EDEN, AUCKLAND

# 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** \$942,000 to \$1,210,000 Median \$1,047,500 Mean \$1,054,626 For the property at the median, the sale price was 13.8% below CV. C.V Median \$1.212.500 Mean \$1.226.250 \$1.060.000 to \$1.400.000

## 8 Selwyn Avenue, Glen Eden, Auckland



Last Sold \$985.008 - 13 Jan 25 Land Area Floor Area Capital Value \$1,060,000 - 01 Jun 21 \$880,000 - 01 Jun 21 Roof Land Value

Improvements \$180.000 Land Use

Residence

1.656 m<sup>2</sup> 180 m<sup>2</sup> Steel/G-Iron

Walls Wood (incl Weatherboard)

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4 ₽ 3 ₽ 3 ₽

4 ₩ 4 ₩ 4 ₩

4 ₩ 3 ₩

3 ⇌ 2 ⇌ 2 🖨

**Building Age** 1970-1979

## 43 Phillip Avenue, Glen Eden, Auckland



Last Sold \$1.100.000 - 04 Dec 24 Land Area 878 m<sup>2</sup> Floor Area 188 m<sup>2</sup> Capital Value \$1,225,000 - 01 Jun 21 Roof Land Value \$960,000 - 01 Jun 21 Steel/G-Iron Improvements \$265.000 Walls Wood (incl Weatherboard)

Land Use Residential **Building Age** Mixed/Remod

#### 42 Konini Road, Titirangi, Auckland



Last Sold \$1.210.000 - 06 Dec 24 Land Area 814 m<sup>2</sup> Floor Area Capital Value \$1,250,000 - 01 Jun 21 190 m<sup>2</sup> Land Value \$760,000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$490.000 Walls Wood (incl Weatherboard)

Residential **Building Age** Mixed/Remod

### 40H Konini Road, Titirangi, Auckland

Land Use



Last Sold \$1.075.000 - 26 Nov 24 Land Area 400 m<sup>2</sup> Capital Value \$1,400,000 - 01 Jun 21 Floor Area 190 m<sup>2</sup> \$680,000 - 01 Jun 21 Land Value Roof Tile Profile

Improvements \$720.000 Walls Wood (incl Weatherboard) **Building Age** Land Use Residence 2010-2019

## 71D Konini Road, Titirangi, Auckland

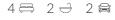


Last Sold Land Area \$1,005,000 - 27 Nov 24 471 m<sup>2</sup> Capital Value \$1,150,000 - 01 Jun 21 Floor Area 166 m<sup>2</sup> Land Value \$540,000 - 01 Jun 21 Roof Tile Profile Improvements \$610,000 Walls Brick Land Use Residential 1990-1999 **Building Age** 

# 32 ANNISON AVENUE, GLEN EDEN, AUCKLAND

# Comparable sales

### 55 Leo Street, Glen Eden, Auckland



4 = 2 → 4 =



Last Sold Land Value Improvements \$535,000 Land Use

\$942.000 - 24 Jan 25 **Capital Value** \$1,175,000 - 01 Jun 21 \$640,000 - 01 Jun 21

Residence

Land Area 518 m<sup>2</sup> Floor Area 176 m<sup>2</sup> Roof Steel/G-Iron

Walls Wood (incl Weatherboard)

Building Age 2010-2019

## 17A Atkinson Road, Titirangi, Auckland



Last Sold Land Value Improvements \$720,000 Land Use

\$1.020.000 - 23 Jan 25 Capital Value \$1,200,000 - 01 Jun 21 \$480,000 - 01 Jun 21 Residence

Land Area 514 m<sup>2</sup> Floor Area 158 m<sup>2</sup> Roof Tile Profile Walls Brick 2000-2009 **Building Age** 

# 89A Woodlands Park Road, Titirangi, Auckland





Last Sold Land Value Improvements \$860,000 Land Use

\$1.100.000 - 10 Dec 24 **Capital Value** \$1,350,000 - 01 Jun 21 \$490,000 - 01 Jun 21 Residence

Land Area 951 m<sup>2</sup> Floor Area 180 m<sup>2</sup> Roof Steel/G-Iron Walls

Wood (incl Weatherboard)

Building Age 1990-1999