

What is 76 Victory Road, Laingholm Worth to You?

Method of Sale:

A **DEADLINE SALE** 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 **76 Victory 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.

76 VICTORY 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 \$930.000 to \$1.135.000 Median \$1,081,000 Mean \$1,066,166 For the property at the median, the sale price was 3.2% below CV. C.V \$1.000.000 to \$1.200.000 Median \$1.087.500 Mean \$1.091.666

7 Minnehaha Avenue, Titirangi, Auckland



Last Sold \$1.080.000 - 28 Feb 25 Land Area 1.146 m² Capital Value \$1,125,000 - 01 Jun 21 Floor Area 140 m² Land Value \$470,000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$655,000 Walls Fibre Cement Land Use Residence **Building Age** 1980-1989

20 Western Road, Laingholm, Auckland



Last Sold \$1.120.000 - 02 Oct 24 Land Area 1.012 m² \$1,050,000 - 01 Jun 21 Capital Value Floor Area 146 m² Land Value \$420,000 - 01 Jun 21 Roof Steel/G-Iron Walls Improvements \$630,000 Wood (incl Weatherboard)

Land Use Residence 2000-2009

Building Age

107 Waima Crescent, Titirangi, Auckland



150 m² Last Sold \$1.135.000 - 28 Feb 25 Floor Area Capital Value \$1,200,000 - 01 Jun 21 Roof Steel/G-Iron Land Value \$540,000 - 01 Jun 21 Walls Wood (incl Weatherboard) Improvements \$660.000 **Building Age** Prior to 1920 - exact age Residence unknown Land Use

29 Sylvan Valley Avenue, Titirangi, Auckland

Land Area

1,351 m²



Last Sold Land Area $969 \, \text{m}^2$ \$1,082,000 - 14 Mar 25 Capital Value \$1,100,000 - 01 Jun 21 Floor Area 140 m² Land Value \$510.000 - 01 Jun 21 Roof Steel/G-Iron

Improvements \$590,000 Walls Wood (incl Weatherboard)

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

43 Warner Park Avenue, Laingholm, Auckland



Last Sold \$1,050,000 - 15 Oct 24 Land Area 1,925 m² Capital Value \$1,075,000 - 01 Jun 21 Floor Area 176 m² Land Value \$420.000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$655,000 Walls Fibre Cement Land Use Residence **Building Age** Mixed/Remod $3 \rightleftharpoons 2 \rightleftharpoons$

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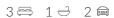
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4 ₩ 2 ₩ 5 🛱

76 VICTORY ROAD, LAINGHOLM, AUCKLAND

Recent sales

28 Tane Road, Laingholm, Auckland





Last Sold Capital Value Land Value Improvements \$350,000 Land Use

\$930,000 - 03 Mar 25 \$1,000,000 - 01 Jun 21 \$650,000 - 01 Jun 21

Residence

Land Area 1,141 m² Floor Area $91 \, \text{m}^2$ Steel/G-Iron Roof Walls Mixed Material **Building Age** 1950-1959