

What is 24 Deirdre Place 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 24 Deirdre Place is worth to you, we have included recent sales from the area.

Our Property Owner:

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.

Comparable Sales:

Here are the recent sales which will help in your research. 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.

Additional information:

You can download the documentation for this property from www.proagent.co.nz.

All the best with your research.

Comparable Sales

RayWhite

Prepared for:

Subject property: 23 Laingfield Terrace, Laingholm, Auckland

Prepared on: 12 April 2021

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 \$1,825,000	Median	\$1,250,000	Mean	\$1,332,928	The median of the properties listed below sold 28.65% above the current C.V.
C.V	\$890,000 to \$1,380,000	Median	\$1,050,000	Mean	\$1,069,047	

109 Daffodil Street, Titirangi, Auckland

3 2 2



Last Sold	\$1,825,000 - 12 Mar 21
Capital Value	\$1,180,000 - 01 Jul 17
Land Value	\$560,000 - 01 Jul 17
Improvements	\$620,000
Land Use	Residence

Land Area	734 m ²
Floor Area	220 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

20 Tawini Road, Titirangi, Auckland

3 2 1



Last Sold	\$1,790,000 - 23 Mar 21
Capital Value	\$1,380,000 - 01 Jul 17
Land Value	\$670,000 - 01 Jul 17
Improvements	\$710,000
Land Use	Residence
Land Area	1,007 m ²

Floor Area	275 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

433 Titirangi Road, Titirangi, Auckland

4 2 5

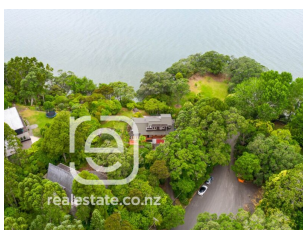


Last Sold	\$1,765,000 - 15 Mar 21
Capital Value	\$1,380,000 - 01 Jul 17
Land Value	\$1,030,000 - 01 Jul 17
Improvements	\$350,000
Land Use	Residence
Land Area	3,514 m ²

Floor Area	250 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

810 South Titirangi Road, Titirangi, Auckland

4 2 3



Last Sold	\$1,702,000 - 09 Mar 21
Capital Value	\$1,215,000 - 01 Jul 17
Land Value	\$680,000 - 01 Jul 17
Improvements	\$535,000
Land Use	Residence

Land Area	1,280 m ²
Floor Area	160 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1960-1969

Comparable Sales

RayWhite

Prepared for:

Subject property: 23 Laingfield Terrace, Laingholm, Auckland

Prepared on: 12 April 2021

15 Longfellow Parade, Glen Eden, Auckland

5 🚗 2 🚗 2 🚗

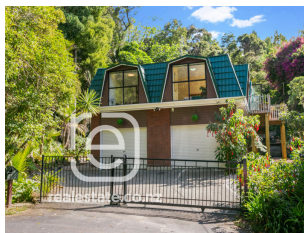


Last Sold \$1,500,000 - 29 Mar 21
Capital Value \$1,030,000 - 01 Jul 17
Land Value \$750,000 - 01 Jul 17
Improvements \$280,000
Land Use Residence

Land Area 830 m²
Floor Area 237 m²
Roof Tile Profile
Walls Brick
Building Age 1980-1989

12 Valley Road, Titirangi, Auckland

5 🚗 3 🚗 2 🚗



Last Sold \$1,450,000 - 03 Mar 21
Capital Value \$1,225,000 - 01 Jul 17
Land Value \$430,000 - 01 Jul 17
Improvements \$795,000
Land Use Residence

Land Area 1,409 m²
Floor Area 320 m²
Roof Tile Profile
Walls Brick
Building Age 1980-1989

172 Huia Road, Titirangi, Auckland

4 🚗 3 🚗 2 🚗



Last Sold \$1,378,500 - 10 Feb 21
Capital Value \$1,245,000 - 01 Jul 17
Land Value \$400,000 - 01 Jul 17
Improvements \$845,000
Land Use Residence

Land Area 2,031 m²
Floor Area 210 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

9 Valley Road, Titirangi, Auckland

4 🚗 2 🚗 3 🚗

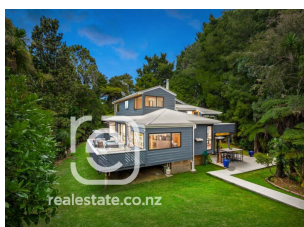


Last Sold \$1,300,000 - 09 Feb 21
Capital Value \$920,000 - 01 Jul 17
Land Value \$430,000 - 01 Jul 17
Improvements \$490,000
Land Use Residence

Land Area 1,214 m²
Floor Area 1,214 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

21 Atarua Gardens, Waiatarua, Auckland

3 🚗 3 🚗 2 🚗



Last Sold \$1,285,000 - 24 Mar 21
Capital Value \$930,000 - 01 Jul 17
Land Value \$550,000 - 01 Jul 17
Improvements \$380,000
Land Use Residence

Land Area 5,870 m²
Floor Area 230 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 23 Laingfield Terrace, Laingholm, Auckland

Prepared on: 12 April 2021

98 Daffodil Street, Titirangi, Auckland

4 🚗 2 🚗 2 🚗



Last Sold \$1,285,000 - 19 Jan 21
Capital Value \$1,070,000 - 01 Jul 17
Land Value \$830,000 - 01 Jul 17
Improvements \$240,000
Land Use Residence

Land Area 922 m²
Floor Area 240 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1980-1989

63 Woodfern Crescent, Titirangi, Auckland

4 🚗 2 🚗



Last Sold \$1,250,000 - 20 Feb 21
Capital Value \$900,000 - 01 Jul 17
Land Value \$560,000 - 01 Jul 17
Improvements \$340,000
Land Use Residence

Land Area 609 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Aluminum
Building Age Mixed/Remod

109 Parker Road, Oratia, Auckland

5 🚗 2 🚗 1 🚗



Last Sold \$1,250,000 - 03 Feb 21
Capital Value \$920,000 - 01 Jul 17
Land Value \$440,000 - 01 Jul 17
Improvements \$480,000
Land Use Residence
Land Area 3,489 m²

Floor Area 230 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

19 Longfellow Parade, Glen Eden, Auckland

4 🚗 2 🚗 1 🚗



Last Sold \$1,235,000 - 11 Feb 21
Capital Value \$960,000 - 01 Jul 17
Land Value \$650,000 - 01 Jul 17
Improvements \$310,000
Land Use Residence

Land Area 615 m²
Floor Area 230 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989

42 Wiriha Road, Titirangi, Auckland

6 🚗 2 🚗 2 🚗



Last Sold \$1,200,000 - 26 Mar 21
Capital Value \$1,050,000 - 01 Jul 17
Land Value \$560,000 - 01 Jul 17
Improvements \$490,000
Land Use Residence
Land Area 670 m²

Floor Area 240 m²
Roof Tile Profile
Walls Fibre Cement
Building Age Prior to 1920 - exact age unknown

Comparable Sales

RayWhite

Prepared for:

Subject property: 23 Laingfield Terrace, Laingholm, Auckland

Prepared on: 12 April 2021

173 Woodlands Park Road, Titirangi, Auckland

3 2 5

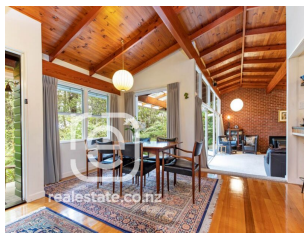


Last Sold \$1,200,000 - 11 Feb 21
Capital Value \$890,000 - 01 Jul 17
Land Value \$370,000 - 01 Jul 17
Improvements \$520,000
Land Use Residence

Land Area 1,075 m²
Floor Area 230 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1970-1979

202 Konini Road, Titirangi, Auckland

5 2 7



Last Sold \$1,200,000 - 13 Jan 21
Capital Value \$1,130,000 - 01 Jul 17
Land Value \$840,000 - 01 Jul 17
Improvements \$290,000
Land Use Residential

Land Area 2,693 m²
Floor Area 200 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

38 Rauhuia Crescent, Parau, Auckland

4 2 7

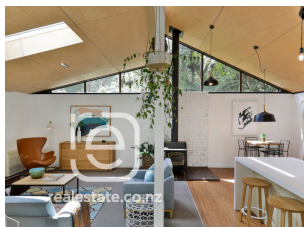


Last Sold \$1,191,000 - 20 Mar 21
Capital Value \$900,000 - 01 Jul 17
Land Value \$330,000 - 01 Jul 17
Improvements \$570,000
Land Use Residence

Land Area 2,077 m²
Floor Area 220 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1980-1989

36 Waima Crescent, Titirangi, Auckland

3 2 3



Last Sold \$1,130,000 - 23 Mar 21
Capital Value \$985,000 - 01 Jul 17
Land Value \$350,000 - 01 Jul 17
Improvements \$635,000
Land Use Residence

Land Area 1,022 m²
Floor Area 280 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

15 Foothills Lane, Glen Eden, Auckland

4 2 5



Last Sold \$1,125,000 - 29 Mar 21
Capital Value \$980,000 - 01 Jul 17
Land Value \$425,000 - 01 Jul 17
Improvements \$555,000
Land Use Residence

Land Area 801 m²
Floor Area 242 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 2000-2009

Comparable Sales




RayWhite

Prepared for:

Subject property: 23 Laingfield Terrace, Laingholm, Auckland

Prepared on: 12 April 2021

97 Scenic Drive, Titirangi, Auckland

3  1  4 



Last Sold \$1,080,000 - 12 Mar 21
Capital Value \$1,110,000 - 01 Jul 17
Land Value \$970,000 - 01 Jul 17
Improvements \$140,000
Land Use Residence

Land Area 1,012 m²
Floor Area 190 m²
Roof Mixed Material
Walls Wood (incl Weatherboard)
Building Age 1950-1959

106 Laingholm Drive, Laingholm, Auckland

4  2  3 



Last Sold \$850,000 - 24 Mar 21
Capital Value \$1,050,000 - 01 Jul 17
Land Value \$360,000 - 01 Jul 17
Improvements \$690,000
Land Use Residence

Land Area 810 m²
Floor Area 206 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2000-2009