

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, black, sans-serif font, set against a solid yellow rectangular background.

Comparative market analysis



253 Laingholm Drive, Titirangi, Auckland

Proudly Prepared by Gaston Coma, Ray White

What is 253 Laingholm Drive 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 253 Laingholm Drive 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: potential buyers

Subject property: 253 Laingholm Drive, Titirangi, Auckland

Prepared on: 22 May 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	\$740,000 to \$4,500,000	Median	\$1,420,000	Mean	\$1,614,941	The median of the properties listed below sold 22.41% above the current C.V.
C.V	\$590,000 to \$2,800,000	Median	\$1,160,000	Mean	\$1,275,588	

366G Huia Road, Titirangi, Auckland

6 🚗 4 🚘 4 🚙



Last Sold	\$2,020,000 - 15 Feb 21
Capital Value	\$1,890,000 - 01 Jul 17
Land Value	\$590,000 - 01 Jul 17
Improvements	\$1,300,000
Land Use	Residence

Land Area	8,100 m ²
Floor Area	442 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

703-721 West Coast Road, Oratia, Auckland

10 🚗 6 🚘 12 🚙



Last Sold	\$1,800,000 - 30 Jan 21
Capital Value	\$1,600,000 - 01 Jul 17
Land Value	\$1,025,000 - 01 Jul 17
Improvements	\$575,000
Land Use	Lifestyle

Land Area	2.1549 ha
Floor Area	242 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

16 La Trobe Trk, Karekare, Auckland

3 🚗 1 🚘 12 🚙



Last Sold	\$1,270,000 - 22 Dec 20
Capital Value	\$780,000 - 01 Jul 17
Land Value	\$600,000 - 01 Jul 17
Improvements	\$180,000
Land Use	Lifestyle Blocks Farmlet

Land Area	6.2252 ha
Floor Area	120 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1980-1989

35 Landing Road, Titirangi, Auckland

3 🚗 2 🚘 2 🚙



Last Sold	\$1,251,000 - 21 Dec 20
Capital Value	\$1,090,000 - 01 Jul 17
Land Value	\$670,000 - 01 Jul 17
Improvements	\$420,000
Land Use	Residence

Land Area	5,155 m ²
Floor Area	120 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

Comparable Sales

RayWhite

Prepared for: potential buyers

Subject property: 253 Laingholm Drive, Titirangi, Auckland

Prepared on: 22 May 2021

366C Huia Road, Titirangi, Auckland

4 🚗 2 🚗 1 🚗

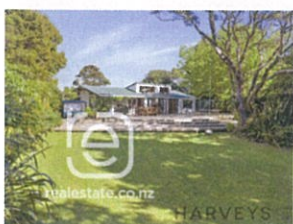


Last Sold \$1,210,000 - 20 Dec 20
Capital Value \$1,175,000 - 01 Jul 17
Land Value \$580,000 - 01 Jul 17
Improvements \$595,000
Land Use Residence

Land Area 5,145 m²
Floor Area 221 m²
Roof Tile Profile
Walls Mixed Material
Building Age 2000-2009

192 Mountain Road, Henderson Valley, Auckland

4 🚗 2 🚗 2 🚗



Last Sold \$1,225,000 - 18 Dec 20
Capital Value \$1,080,000 - 01 Jul 17
Land Value \$540,000 - 01 Jul 17
Improvements \$540,000
Land Use Residence

Land Area 5,391 m²
Floor Area 202 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

73 Scenic Drive, Titirangi, Auckland

4 🚗



Last Sold \$4,500,000 - 17 Dec 20
Capital Value \$2,800,000 - 01 Jul 17
Land Value \$1,280,000 - 01 Jul 17
Improvements \$1,520,000
Land Use Residence

Land Area 5,394 m²
Floor Area 350 m²
Roof Mixed Material
Walls Wood (incl Weatherboard)
Building Age 1970-1979

14 North Way, Titirangi, Auckland

3 🚗



Last Sold \$1,462,000 - 09 Dec 20
Capital Value \$1,025,000 - 01 Jul 17
Land Value \$470,000 - 01 Jul 17
Improvements \$555,000
Land Use Residential

Land Area 6,560 m²
Floor Area 170 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

1103 Huia Road, Huia, Auckland

1 🚗 1 🚗 1 🚗



Last Sold \$740,000 - 08 Dec 20
Capital Value \$590,000 - 01 Jul 17
Land Value \$320,000 - 01 Jul 17
Improvements \$270,000
Land Use Residence
Land Area 5,296 m²

Floor Area 80 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Prior to 1920 - exact age unknown

Comparable Sales

RayWhite

Prepared for: potential buyers

Subject property: 253 Laingholm Drive, Titirangi, Auckland

Prepared on: 22 May 2021

231B Huia Road, Titirangi, Auckland

4 🚗 3 🚗 2 🚗



Last Sold \$1,770,000 - 29 Nov 20
Capital Value \$1,300,000 - 01 Jul 17
Land Value \$600,000 - 01 Jul 17
Improvements \$700,000
Land Use Lifestyle

Land Area 1.0674 ha
Floor Area 288 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2010-2019

168 Shaw Road, Oratia, Auckland

4 🚗 3 🚗 2 🚗



Last Sold \$1,860,000 - 21 Nov 20
Capital Value \$1,425,000 - 01 Jul 17
Land Value \$870,000 - 01 Jul 17
Improvements \$555,000
Land Use Lifestyle

Land Area 1.5621 ha
Floor Area 263 m²
Roof Tile Profile
Walls Brick
Building Age 1990-1999

725 West Coast Road, Oratia, Auckland

2 🚗 1 🚗

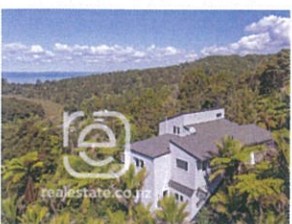


Last Sold \$825,000 - 04 Nov 20
Capital Value \$1,125,000 - 01 Jul 17
Land Value \$990,000 - 01 Jul 17
Improvements \$135,000
Land Use Lifestyle

Land Area 5.5536 ha
Floor Area 90 m²
Roof Mixed Material
Walls Mixed Material
Building Age 1940-1949

24 Deirdre Place, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold \$1,420,000 - 15 May 21
Capital Value \$1,160,000 - 01 Jul 17
Land Value \$465,000 - 01 Jul 17
Improvements \$695,000
Land Use Residence

Land Area 6,171 m²
Floor Area 185 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

147 Carter Road, Oratia, Auckland

3 🚗 1 🚗



Last Sold \$1,281,000 - 28 Mar 21
Capital Value \$840,000 - 01 Jul 17
Land Value \$610,000 - 01 Jul 17
Improvements \$230,000
Land Use Lifestyle Blocks Farmlet

Land Area 9,084 m²
Floor Area 104 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1930-1939

Comparable Sales

RayWhite

Prepared for: potential buyers

Subject property: 253 Laingholm Drive, Titirangi, Auckland

Prepared on: 22 May 2021

26 Hollywood Avenue, Titirangi, Auckland

3 🚗 2 🏠 3 🚗



Last Sold \$1,050,000 - 22 Mar 21
Capital Value \$945,000 - 01 Jul 17
Land Value \$660,000 - 01 Jul 17
Improvements \$285,000
Land Use Residence

Land Area 7,909 m²
Floor Area 120 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1950-1959

42 Landing Road, Titirangi, Auckland

5 🚗 3 🏠 5 🚗



Last Sold \$2,155,000 - 04 Feb 21
Capital Value \$1,500,000 - 01 Jul 17
Land Value \$750,000 - 01 Jul 17
Improvements \$750,000
Land Use Residence

Land Area 7,949 m²
Floor Area 264 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Unknown

43 McEldowney Road, Titirangi, Auckland

4 🚗 2 🏠 4 🚗



Last Sold \$1,615,000 - 12 Dec 20
Capital Value \$1,360,000 - 01 Jul 17
Land Value \$650,000 - 01 Jul 17
Improvements \$710,000
Land Use Residence

Land Area 5,207 m²
Floor Area 250 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age Unknown