

## What is 89 Victory Road, Laingholm 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 **89 Victory Road, Laingholm** 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.

## 253 Laingholm Drive, Titirangi, Auckland

3 3 3



**Last Sold** \$1,600,000 - 12 Jun 21  
**Capital Value** \$800,000 - 01 Jul 17  
**Land Value** \$520,000 - 01 Jul 17  
**Improvements** \$280,000  
**Land Use** Residence

**Land Area** 1.4703 ha  
**Floor Area** 100 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Fibre Cement  
**Building Age** 1990-1999

## 41C Landing Road, Titirangi, Auckland

3 2



**Last Sold** \$1,490,000 - 01 Jun 21  
**Capital Value** \$960,000 - 01 Jul 17  
**Land Value** \$620,000 - 01 Jul 17  
**Improvements** \$340,000  
**Land Use** Residence

**Land Area** 9,794 m<sup>2</sup>  
**Floor Area** 135 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** Unknown

## 317 Huia Road, Titirangi, Auckland

5 2 4



**Last Sold** \$1,600,000 - 30 May 21  
**Capital Value** \$1,105,000 - 01 Jul 17  
**Land Value** \$510,000 - 01 Jul 17  
**Improvements** \$595,000  
**Land Use** Residence

**Land Area** 3,328 m<sup>2</sup>  
**Floor Area** 200 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Concrete  
**Building Age** 1970-1979

## 47 Waima Crescent, Titirangi, Auckland

3 2 1



**Last Sold** \$1,325,000 - 17 May 21  
**Capital Value** \$1,025,000 - 01 Jul 17  
**Land Value** \$430,000 - 01 Jul 17  
**Improvements** \$595,000  
**Land Use** Residence

**Land Area** 2,087 m<sup>2</sup>  
**Floor Area** 210 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Concrete  
**Building Age** 1980-1989

## 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 m<sup>2</sup>  
**Floor Area** 185 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1990-1999

## 232 Konini Road, Titirangi, Auckland

4 1 2



**Last Sold** \$1,408,000 - 05 May 21  
**Capital Value** \$980,000 - 01 Jul 17  
**Land Value** \$670,000 - 01 Jul 17  
**Improvements** \$310,000  
**Land Use** Residential

**Land Area** 1,105 m<sup>2</sup>  
**Floor Area** 190 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

## 30 Boylan Road, Titirangi, Auckland

3 1 3



**Last Sold** \$1,190,000 - 20 Apr 21  
**Capital Value** \$745,000 - 01 Jul 17  
**Land Value** \$335,000 - 01 Jul 17  
**Improvements** \$410,000  
**Land Use** Residence

**Land Area** 825 m<sup>2</sup>  
**Floor Area** 100 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1950-1959

Additional information:

You can download the documentation for this property from [www.proagent.co.nz](http://www.proagent.co.nz).

All the best with your research.