

## What is 181 Konini Road, Titirangi 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 **181 Konini Road** 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.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 181 Konini Road, Titirangi, Auckland

**Prepared on:** 12 October 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.

<b>Sale Price</b>	\$1,010,000 to \$2,008,888	<b>Median</b>	\$1,510,000	<b>Mean</b>	\$1,566,204	The median percentage difference of sale price over CV was +62.9%.
<b>C.V</b>	\$750,000 to \$1,625,000	<b>Median</b>	\$965,000	<b>Mean</b>	\$1,010,526	

## 21 Kaurimu Rise, Titirangi, Auckland

4 🚗 3 🚲 3 🚊

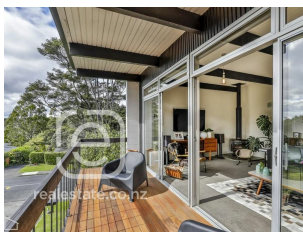


<b>Last Sold</b>	\$1,342,000 - 30 Sep 21
<b>Capital Value</b>	\$1,080,000 - 01 Jul 17
<b>Land Value</b>	\$780,000 - 01 Jul 17
<b>Improvements</b>	\$300,000
<b>Land Use</b>	Residence

<b>Land Area</b>	2,204 m <sup>2</sup>
<b>Floor Area</b>	280 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1980-1989

## 48 Daffodil Street, Titirangi, Auckland

5 🚗 2 🚲 2 🚊



<b>Last Sold</b>	\$1,971,000 - 29 Aug 21
<b>Capital Value</b>	\$1,180,000 - 01 Jul 17
<b>Land Value</b>	\$910,000 - 01 Jul 17
<b>Improvements</b>	\$270,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,029 m <sup>2</sup>
<b>Floor Area</b>	210 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1960-1969

## 135 Glengarry Road, Glen Eden, Auckland

4 🚗 1 🚲 3 🚊

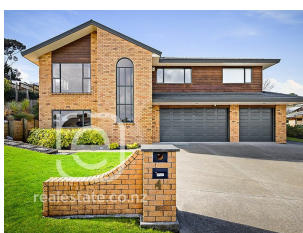


<b>Last Sold</b>	\$1,250,000 - 20 Aug 21
<b>Capital Value</b>	\$940,000 - 01 Jul 17
<b>Land Value</b>	\$880,000 - 01 Jul 17
<b>Improvements</b>	\$60,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,171 m <sup>2</sup>
<b>Floor Area</b>	90 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1960-1969

## 4 Foothills Lane, Glen Eden, Auckland

4 🚗 3 🚲 7 🚊



<b>Last Sold</b>	\$1,870,000 - 22 Jul 21
<b>Capital Value</b>	\$1,075,000 - 01 Jul 17
<b>Land Value</b>	\$425,000 - 01 Jul 17
<b>Improvements</b>	\$650,000
<b>Land Use</b>	Residence

<b>Land Area</b>	775 m <sup>2</sup>
<b>Floor Area</b>	277 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	2000-2009

# Comparable Sales

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## 49 Chamari Close, Titirangi, Auckland

5 🚗 2 🚗 2 🚗



Last Sold \$1,679,000 - 13 Jul 21  
Capital Value \$1,160,000 - 01 Jul 17  
Land Value \$620,000 - 01 Jul 17  
Improvements \$540,000  
Land Use Residence

Land Area 514 m<sup>2</sup>  
Floor Area 228 m<sup>2</sup>  
Roof Tile Profile  
Walls Brick  
Building Age 1990-1999

## 14 Tainui Road, Titirangi, Auckland

4 🚗 2 🚗 2 🚗

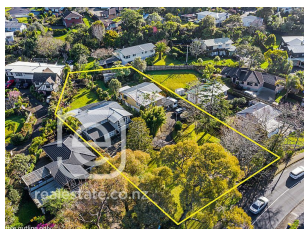


Last Sold \$1,450,000 - 13 Jul 21  
Capital Value \$890,000 - 01 Jul 17  
Land Value \$370,000 - 01 Jul 17  
Improvements \$520,000  
Land Use Residence  
Land Area 2,297 m<sup>2</sup>

Floor Area 160 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Mixed Material  
Building Age Prior to 1920 - exact age unknown

## 23 Atkinson Road, Titirangi, Auckland

7 🚗 3 🚗 7 🚗



Last Sold \$1,625,000 - 11 Oct 21  
Capital Value \$870,000 - 01 Jul 17  
Land Value \$740,000 - 01 Jul 17  
Improvements \$130,000  
Land Use Residence

Land Area 1,047 m<sup>2</sup>  
Floor Area 190 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1970-1979

## 2/19A Woodvale Road, Glen Eden, Auckland

5 🚗 2 🚗 1 🚗



Last Sold \$1,010,000 - 29 Sep 21  
Capital Value \$790,000 - 01 Jul 17  
Land Value \$415,000 - 01 Jul 17  
Improvements \$375,000  
Land Use Residence

Land Area  
Floor Area 130 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1980-1989

## 44 Fairmount Road, Titirangi, Auckland

4 🚗 2 🚗 6 🚗



Last Sold \$1,600,000 - 22 Sep 21  
Capital Value \$965,000 - 01 Jul 17  
Land Value \$940,000 - 01 Jul 17  
Improvements \$25,000  
Land Use Residence

Land Area 1,391 m<sup>2</sup>  
Floor Area 150 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Mixed Material  
Building Age Mixed/Remod

# Comparable Sales

**RayWhite**

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Prepared on: 12 October 2021

## 8 Ragley Street, Titirangi, Auckland

4 🚗 1 🚶 3 🚗



Last Sold	\$1,466,000 - 21 Sep 21
Capital Value	\$755,000 - 01 Jul 17
Land Value	\$590,000 - 01 Jul 17
Improvements	\$165,000
Land Use	Residence
Land Area	675 m <sup>2</sup>

Floor Area	160 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

## 196A Old Titirangi Road, Titirangi, Auckland

4 🚗 2 🚶 3 🚗



Last Sold	\$1,510,000 - 05 Sep 21
Capital Value	\$795,000 - 01 Jul 17
Land Value	\$495,000 - 01 Jul 17
Improvements	\$300,000
Land Use	Residence

Land Area	621 m <sup>2</sup>
Floor Area	129 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2010-2019

## 13 South Lynn Road, Titirangi, Auckland

4 🚗 1 🚶



Last Sold	\$1,315,000 - 02 Sep 21
Capital Value	\$750,000 - 01 Jul 17
Land Value	\$510,000 - 01 Jul 17
Improvements	\$240,000
Land Use	Residence

Land Area	612 m <sup>2</sup>
Floor Area	110 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Brick
Building Age	1930-1939

## 62 Hilling Street, Titirangi, Auckland

4 🚗 2 🚶 1 🚗

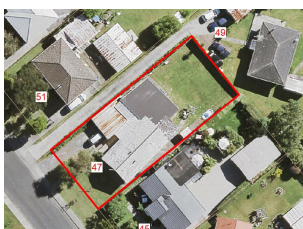


Last Sold	\$1,830,000 - 01 Sep 21
Capital Value	\$855,000 - 01 Jul 17
Land Value	\$830,000 - 01 Jul 17
Improvements	\$25,000
Land Use	Residence

Land Area	1,176 m <sup>2</sup>
Floor Area	160 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

## 47 Castleford Street, Green Bay, Auckland

5 🚗



Last Sold	\$1,400,000 - 31 Aug 21
Capital Value	\$930,000 - 01 Jul 17
Land Value	\$540,000 - 01 Jul 17
Improvements	\$390,000
Land Use	Residence

Land Area	675 m <sup>2</sup>
Floor Area	150 m <sup>2</sup>
Roof	Tile Profile
Walls	Mixed Material
Building Age	Mixed/Remod



# Comparable Sales

**RayWhite**

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Prepared on: 12 October 2021

## 768 South Titirangi Road, Titirangi, Auckland

4 🚗 1 🚶 5 🚗



Last Sold \$2,008,888 - 17 Aug 21  
Capital Value \$1,360,000 - 01 Jul 17  
Land Value \$880,000 - 01 Jul 17  
Improvements \$480,000  
Land Use Residence

Land Area 2,342 m<sup>2</sup>  
Floor Area 260 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1960-1969

## 2/41 Fairmount Road, Titirangi, Auckland

5 🚗 3 🚶 2 🚗

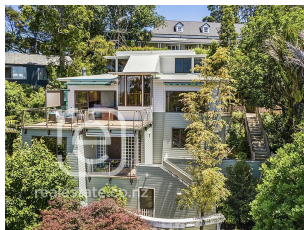


Last Sold \$1,440,000 - 13 Aug 21  
Capital Value \$1,080,000 - 01 Jul 17  
Land Value \$440,000 - 01 Jul 17  
Improvements \$640,000  
Land Use Residence

Land Area  
Floor Area 245 m<sup>2</sup>  
Roof Tile Profile  
Walls Wood (incl Weatherboard)  
Building Age 2010-2019

## 37 Park Road, Titirangi, Auckland

5 🚗 2 🚶 4 🚗



Last Sold \$1,450,000 - 10 Aug 21  
Capital Value \$1,625,000 - 01 Jul 17  
Land Value \$680,000 - 01 Jul 17  
Improvements \$945,000  
Land Use Residence

Land Area 1,148 m<sup>2</sup>  
Floor Area 240 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Mixed Material  
Building Age 1990-1999

## 15 Landing Road, Titirangi, Auckland

4 🚗 2 🚶

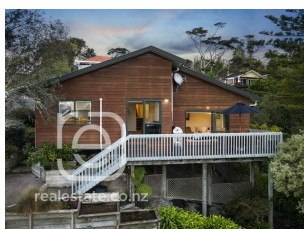


Last Sold \$1,950,000 - 05 Aug 21  
Capital Value \$1,050,000 - 01 Jul 17  
Land Value \$650,000 - 01 Jul 17  
Improvements \$400,000  
Land Use Residence

Land Area 1.0958 ha  
Floor Area 701 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1970-1979

## 187A Godley Road, Titirangi, Auckland

4 🚗 2 🚶 5 🚗



Last Sold \$1,591,000 - 15 Jul 21  
Capital Value \$1,050,000 - 01 Jul 17  
Land Value \$850,000 - 01 Jul 17  
Improvements \$200,000  
Land Use Residence

Land Area 1,247 m<sup>2</sup>  
Floor Area 200 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1990-1999