

What is 21 Landing 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 **21 Landing 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: 21 Landing Road, Titirangi, Auckland

Prepared on: 20 November 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	\$1,251,000 to \$2,155,000	Median	\$1,950,000	Mean	\$1,857,333	The median percentage difference of sale price over CV was +43.7%.
C.V	\$800,000 to \$1,625,000	Median	\$1,310,000	Mean	\$1,259,444	

253 Laingholm Drive, Titirangi, Auckland

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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	Lifestyle

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

15 Landing Road, Titirangi, Auckland

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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 ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

41C Landing Road, Titirangi, Auckland

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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 ²
Floor Area	135 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	2010-2019

36 Landing Road, Titirangi, Auckland

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Last Sold	\$2,150,000 - 24 Apr 21
Capital Value	\$1,625,000 - 01 Jul 17
Land Value	\$710,000 - 01 Jul 17
Improvements	\$915,000
Land Use	Residential

Land Area	3,353 m ²
Floor Area	319 m ²
Roof	Tile Profile
Walls	Mixed Material
Building Age	2000-2009

Comparable Sales

RayWhite

Prepared for:

Subject property: 21 Landing Road, Titirangi, Auckland

Prepared on: 20 November 2021

34 Landing Road, Titirangi, Auckland

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Last Sold \$2,100,000 - 13 Mar 21
Capital Value \$1,310,000 - 01 Jul 17
Land Value \$670,000 - 01 Jul 17
Improvements \$640,000
Land Use Residential

Land Area 3,227 m²
Floor Area 219 m²
Roof Tile Profile
Walls Brick
Building Age 2000-2009

2 Landing Road, Titirangi, Auckland



Last Sold \$1,910,000 - 24 Feb 21
Capital Value \$1,520,000 - 01 Jul 17
Land Value \$550,000 - 01 Jul 17
Improvements \$970,000
Land Use Residential
Land Area 4,624 m²

Floor Area 270 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

42 Landing Road, Titirangi, Auckland

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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 Residential

Land Area 7,949 m²
Floor Area 264 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 2000-2009

26 Landing Road, Titirangi, Auckland

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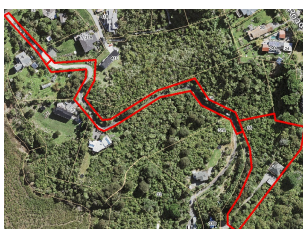


Last Sold \$2,110,000 - 27 Jan 21
Capital Value \$1,480,000 - 01 Jul 17
Land Value \$560,000 - 01 Jul 17
Improvements \$920,000
Land Use Residential

Land Area 3,106 m²
Floor Area 310 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1990-1999

35 Landing Road, Titirangi, Auckland

3 



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 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999