

## What is 109 Wood Bay Road, Titirangi Worth to You?

### Method of Sale:

A **DEADLINE SALE** 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 **109 Wood Bay Road** is worth to you, we have included recent sales from the area.

### Our Property Owner:

The Owner is genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback of 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.

### **YOUR HOMEWORK - HOW TO USE THIS GUIDE:**

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

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:** 109 Wood Bay Road, Titirangi, Auckland

**Prepared on:** 18 January 2022

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>	\$666,000 to \$1,305,000	<b>Median</b>	\$881,500	<b>Mean</b>	\$954,875	The median percentage difference of sale price over CV was +50.2%.
<b>C.V</b>	\$495,000 to \$845,000	<b>Median</b>	\$597,500	<b>Mean</b>	\$609,375	

## 1/4 Kaurilands Road, Titirangi, Auckland

2 1 1



<b>Last Sold</b>	\$900,000 - 15 Aug 21
<b>Capital Value</b>	\$540,000 - 01 Jul 17
<b>Land Value</b>	\$370,000 - 01 Jul 17
<b>Improvements</b>	\$170,000
<b>Land Use</b>	Residential

<b>Land Area</b>	
<b>Floor Area</b>	80 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1920-1929

## 2/9 De Val Drive, Titirangi, Auckland

1



<b>Last Sold</b>	\$855,000 - 19 Oct 21
<b>Capital Value</b>	\$540,000 - 01 Jul 17
<b>Land Value</b>	\$425,000 - 01 Jul 17
<b>Improvements</b>	\$115,000
<b>Land Use</b>	Residential

<b>Land Area</b>	
<b>Floor Area</b>	71 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1970-1979

## 33 Tainui Road, Titirangi, Auckland

1 1 2



<b>Last Sold</b>	\$863,000 - 03 Sep 21
<b>Capital Value</b>	\$595,000 - 01 Jul 17
<b>Land Value</b>	\$320,000 - 01 Jul 17
<b>Improvements</b>	\$275,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,217 m <sup>2</sup>
<b>Floor Area</b>	60 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1990-1999

## 47 Meadowvale Rise, Titirangi, Auckland

3 1 2



<b>Last Sold</b>	\$830,000 - 10 Aug 21
<b>Capital Value</b>	\$600,000 - 01 Jul 17
<b>Land Value</b>	\$360,000 - 01 Jul 17
<b>Improvements</b>	\$240,000
<b>Land Use</b>	Residence

<b>Land Area</b>	
<b>Floor Area</b>	80 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Fibre Cement
<b>Building Age</b>	1990-1999

# Comparable Sales

**RayWhite**

Prepared for:

Subject property: 109 Wood Bay Road, Titirangi, Auckland

Prepared on: 18 January 2022

## 11 Rimutaka Place, Titirangi, Auckland

2 🚗 1 🚲 1 🚗



Last Sold \$1,305,000 - 16 Oct 21  
Capital Value \$610,000 - 01 Jul 17  
Land Value \$320,000 - 01 Jul 17  
Improvements \$290,000  
Land Use Residential

Land Area 835 m<sup>2</sup>  
Floor Area 70 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1950-1959

## 47 Arapito Road, Titirangi, Auckland

3 🚗 1 🚲 1 🚗



Last Sold \$1,210,000 - 09 Nov 21  
Capital Value \$845,000 - 01 Jul 17  
Land Value \$540,000 - 01 Jul 17  
Improvements \$305,000  
Land Use Residence

Land Area 1,341 m<sup>2</sup>  
Floor Area 80 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1990-1999

## 49 Wood Bay Road, Titirangi, Auckland

2 🚗 1 🚲



Last Sold \$1,010,000 - 31 Jan 21  
Capital Value \$650,000 - 01 Jul 17  
Land Value \$350,000 - 01 Jul 17  
Improvements \$300,000  
Land Use Residential  
Land Area 845 m<sup>2</sup>

Floor Area 70 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Fibre Cement  
Building Age Prior to 1920 - exact age unknown

## 85A Stottholm Road, Titirangi, Auckland

2 🚗 1 🚲 1 🚗



Last Sold \$666,000 - 10 Mar 21  
Capital Value \$495,000 - 01 Jul 17  
Land Value \$408,500 - 01 Jul 17  
Improvements \$86,500  
Land Use Residence

Land Area  
Floor Area 60 m<sup>2</sup>  
Roof Tile Profile  
Walls Mixed Material  
Building Age 1970-1979