

What is 1/34 Tomo Street, New Lynn Worth to You?

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.

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: PRICE GUIDE - 1/34 TOMO ST

Subject property: 1/34 Tomo Street, New Lynn, Auckland

Prepared on: 7 July 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.

Sale Price \$828,000 to \$1,100,000 **Median** \$950,000 Mean \$952,333 For the property at the median, the sale price was 0.0% below CV. C.V \$670,000 to \$1,150,000 **Median** \$930,000 Mean \$952,222

2/115 Titirangi Road, New Lynn, Auckland

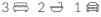


Last Sold \$950.000 - 05 May 22 Land Area Floor Area Capital Value \$930,000 - 01 Jun 21 110 m² Land Value \$620,000 - 01 Jun 21 Roof Steel/G-Iron

Improvements \$310,000 Walls Wood (incl Weatherboard)

Building Age 1980-1989 Land Use Residential

4/199 Titirangi Road, Titirangi, Auckland





Last Sold \$1,043,000 - 22 Apr 22 Land Area Floor Area 150 m² Capital Value \$1,075,000 - 01 Jun 21 Roof Land Value \$550.000 - 01 Jun 21 Steel/G-Iron

Improvements \$525,000 Walls Wood (incl Weatherboard) Land Use Residence **Building Age** 1960-1969

2/24 Eastglen Road, Glen Eden, Auckland



Last Sold \$828,000 - 19 Apr 22 Land Area Capital Value \$670.000 - 01 Jun 21 Floor Area 150 m² Land Value \$425,000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$245.000 Walls Concrete Land Use Unit **Building Age** 1990-1999

1/103 Titirangi Road, New Lynn, Auckland



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Last Sold \$1,100,000 - 19 Apr 22 Land Area Capital Value \$860,000 - 01 Jun 21 Floor Area 110 m² Roof Land Value \$580,000 - 01 Jun 21 Tile Profile

Improvements \$280,000 Walls Wood (incl Weatherboard) Land Use Residence

Building Age 1920-1929

Comparable Sales

RayWhite.

Prepared for: PRICE GUIDE - 1/34 TOMO ST

Subject property: 1/34 Tomo Street, New Lynn, Auckland

Prepared on: 7 July 2022

22 Tahi Terrace, Glen Eden, Auckland





Last Sold \$900,000 - 11 Apr 22 Land Area Capital Value \$900,000 - 01 Jun 21 Floor Area 140 m² Land Value \$530,000 - 01 Jun 21 Roof Tile Profile Improvements \$370.000 Walls Stone 1930-1939 Land Use Residential **Building Age**

30 Pleasant Road, Glen Eden, Auckland

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Last Sold \$905,000 - 08 Apr 22 Land Area Floor Area 100 m² Capital Value \$1,025,000 - 01 Jun 21 Land Value \$700,000 - 01 Jun 21 Roof Tile Profile Improvements \$325.000 Walls Brick Land Use Residence **Building Age** 1940-1949

3/16 Pleasant Road, Glen Eden, Auckland





Last Sold \$960.000 - 08 Apr 22 Land Area 150 m² Capital Value \$1,150,000 - 01 Jun 21 Floor Area Land Value \$660,000 - 01 Jun 21 Roof Steel/G-Iron Improvements \$490,000 Walls Wood (incl Weatherboard) Land Use 1990-1999

Building Age

Building Age

Residence

Residence

1/12 Kaweka Street, New Lynn, Auckland

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Last Sold \$905,000 - 04 Apr 22 Land Area Capital Value \$1.050.000 - 01 Jun 21 Floor Area 120 m² \$640,000 - 01 Jun 21 Roof Land Value Steel/G-Iron Improvements \$410,000 Walls Fibre Cement Land Use Residential **Building Age** 1990-1999

1/36A Tomo Street, New Lynn, Auckland

Land Use

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Land Area Last Sold \$980,000 - 23 Jun 22 Capital Value \$910,000 - 01 Jun 21 Floor Area 90 m² Land Value \$710,000 - 01 Jun 21 Roof Steel/G-Iron Walls Improvements \$200,000 Wood (incl Weatherboard)

1950-1959