

What is 7 Sylvan Valley Ave, Titirangi 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 - 7 SYLVAN VALLEY

Subject property: 7 Sylvan Valley Avenue, Titirangi, 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	\$1,090,000 to \$1,400,000	Median	\$1,161,500	Mean	\$1,199,888	For the property at the median, the sale price was 9.5% above CV.
C.V	\$420,000 to \$1,175,000	Median	\$1,075,000	Mean	\$1,018,888	

304 Huia Road, Titirangi, Auckland

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Last Sold	\$1,161,500 - 31 May 22	Land Area	1,029 m ²
Capital Value	\$1,100,000 - 01 Jun 21	Floor Area	104 m ²
Land Value	\$500,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$600,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

62 Hollywood Avenue, Titirangi, Auckland

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Last Sold	\$1,150,000 - 25 Mar 22	Land Area	685 m ²
Capital Value	\$1,025,000 - 01 Jun 21	Floor Area	110 m ²
Land Value	\$500,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$525,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

448 Huia Road, Laingholm, Auckland

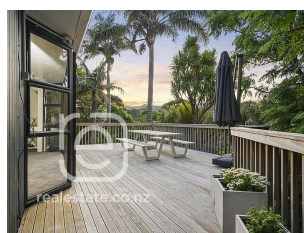
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Last Sold	\$1,090,000 - 05 Apr 22	Land Area	1,519 m ²
Capital Value	\$1,050,000 - 01 Jun 21	Floor Area	150 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$630,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

168 Huia Road, Titirangi, Auckland

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Last Sold	\$1,255,000 - 04 May 22	Land Area	2,107 m ²
Capital Value	\$1,175,000 - 01 Jun 21	Floor Area	110 m ²
Land Value	\$500,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$675,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE - 7 SYLVAN VALLEY

Subject property: 7 Sylvan Valley Avenue, Titirangi, Auckland

Prepared on: 7 July 2022

49 Tane Road, Laingholm, Auckland

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Last Sold	\$1,342,500 - 20 Apr 22	Floor Area	130 m ²
Capital Value	\$1,075,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$620,000 - 01 Jun 21	Walls	Fibre Cement
Improvements	\$455,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,012 m ²		

193 Laingholm Drive, Laingholm, Auckland

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Last Sold	\$1,130,000 - 14 Jun 22	Land Area	842 m ²
Capital Value	\$420,000 - 01 Jun 21	Floor Area	100 m ²
Land Value	\$410,000 - 01 Jun 21	Roof	Unknown
Improvements	\$10,000	Walls	Unknown
Land Use	Residence	Building Age	1970-1979

2 Minnehaha Avenue, Titirangi, Auckland

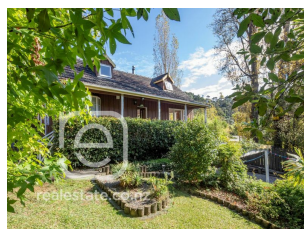
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Last Sold	\$1,400,000 - 14 Mar 22	Floor Area	167 m ²
Capital Value	\$1,150,000 - 01 Jun 21	Roof	Mixed Material
Land Value	\$500,000 - 01 Jun 21	Walls	Mixed Material
Improvements	\$650,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,037 m ²		

221 Laingholm Drive, Laingholm, Auckland

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Last Sold	\$1,095,000 - 23 May 22	Land Area	809 m ²
Capital Value	\$1,000,000 - 01 Jun 21	Floor Area	110 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$580,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

40 Waima Crescent, Titirangi, Auckland

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Last Sold	\$1,175,000 - 21 Jun 22	Floor Area	150 m ²
Capital Value	\$1,175,000 - 01 Jun 21	Roof	Tile Profile
Land Value	\$510,000 - 01 Jun 21	Walls	Wood (incl Weatherboard)
Improvements	\$665,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,012 m ²		