

## What is 2/5 Northall Road, New Lynn Worth to You?

### Method of Sale:

**BY NEGOTIATION** 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, these methods allow the current market to determine the final sale price. To help you with deciding what **2/5 Northall Road, New Lynn** 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.

### **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 - 2/5 Northall Rd

Subject property: 2/5 Northall Road, New Lynn, Auckland

Prepared on: 16 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	\$980,000 to \$1,100,000	Median	\$1,043,000	Mean	\$1,044,746	For the property at the median, the sale price was 6.2% above CV.
C.V	\$860,000 to \$1,075,000	Median	\$970,000	Mean	\$980,714	

## 1/103 Titirangi Road, New Lynn, Auckland




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Last Sold	\$1,100,000 - 19 Apr 22
Capital Value	\$860,000 - 01 Jun 21
Land Value	\$580,000 - 01 Jun 21
Improvements	\$280,000
Land Use	Residence

Land Area	
Floor Area	110 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1920-1929

## 4/199 Titirangi Road, Titirangi, Auckland

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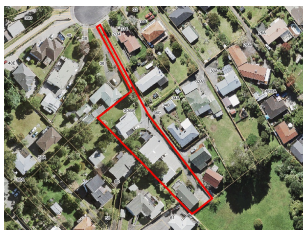


Last Sold	\$1,043,000 - 22 Apr 22
Capital Value	\$1,075,000 - 01 Jun 21
Land Value	\$550,000 - 01 Jun 21
Improvements	\$525,000
Land Use	Residence

Land Area	
Floor Area	150 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

## 1/36A Tomo Street, New Lynn, Auckland

3 



Last Sold	\$980,000 - 23 Jun 22
Capital Value	\$910,000 - 01 Jun 21
Land Value	\$710,000 - 01 Jun 21
Improvements	\$200,000
Land Use	Residence

Land Area	
Floor Area	90 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

## 5/37 Gardner Avenue, New Lynn, Auckland

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Last Sold	\$990,000 - 25 Mar 22
Capital Value	\$1,060,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$640,000
Land Use	Residence

Land Area	
Floor Area	160 m <sup>2</sup>
Roof	Tile Profile
Walls	Mixed Material
Building Age	1970-1979

# Comparable Sales

**RayWhite**

Prepared for: PRICE GUIDE - 2/5 Northall Rd

Subject property: 2/5 Northall Road, New Lynn, Auckland

Prepared on: 16 July 2022

## 37 Evans Road, Glen Eden, Auckland

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Last Sold	\$1,085,000 - 14 Mar 22
Capital Value	\$1,050,000 - 01 Jun 21
Land Value	\$660,000 - 01 Jun 21
Improvements	\$390,000
Land Use	Residence

Land Area	
Floor Area	180 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1960-1969

## 1/37 Evans Road, Glen Eden, Auckland

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Last Sold	\$1,085,000 - 25 Feb 22
Capital Value	\$940,000 - 01 Jun 21
Land Value	\$510,000 - 01 Jun 21
Improvements	\$430,000
Land Use	Residential

Land Area	
Floor Area	180 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2000-2009

## 1/88 Lynwood Road, New Lynn, Auckland

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Last Sold	\$1,030,225 - 26 Jan 22
Capital Value	\$970,000 - 01 Jun 21
Land Value	\$590,000 - 01 Jun 21
Improvements	\$380,000
Land Use	Residence

Land Area	
Floor Area	90 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Brick
Building Age	1920-1929