

## What is 7 James Scott Place, Te Atatu South 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: Recent Sales - 7 James Scott Pl

Subject property: 7 James Scott Place, Te Atatu South, Auckland

Prepared on: 8 February 2023

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	\$860,000 to \$950,000	Median	\$905,000	Mean	\$902,000	For the property at the median, the sale price was 15.8% below CV.
C.V	\$890,000 to \$1,220,000	Median	\$1,075,000	Mean	\$1,077,142	

## 1/38 Miltonia Avenue, Te Atatu South, Auckland

3 🚗 1 🚲 3 🚗



Last Sold	\$899,000 - 09 Dec 22
Capital Value	\$1,200,000 - 01 Jun 21
Land Value	\$755,000 - 01 Jun 21
Improvements	\$445,000
Land Use	Residence

Land Area	
Floor Area	160 m <sup>2</sup>
Roof	Tile Profile
Walls	Brick
Building Age	1980-1989

## 38 Tirimoana Road, Te Atatu South, Auckland

6 🚗 3 🚲 2 🚗



Last Sold	\$860,000 - 16 Nov 22
Capital Value	\$1,220,000 - 01 Jun 21
Land Value	\$835,000 - 01 Jun 21
Improvements	\$385,000
Land Use	Residence
Land Area	

Floor Area	150 m <sup>2</sup>
Roof	Tile Profile
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

## 20 Choice Avenue, Henderson, Auckland

3 🚗 1 🚲 3 🚗



Last Sold	\$925,000 - 20 Dec 22
Capital Value	\$1,185,000 - 01 Jun 21
Land Value	\$1,105,000 - 01 Jun 21
Improvements	\$80,000
Land Use	Residence

Land Area	832 m <sup>2</sup>
Floor Area	120 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

## 12 Patts Avenue, Glendene, Auckland

3 🚗 1 🚲 1 🚗



Last Sold	\$915,000 - 14 Dec 22
Capital Value	\$990,000 - 01 Jun 21
Land Value	\$670,000 - 01 Jun 21
Improvements	\$320,000
Land Use	Residence

Land Area	675 m <sup>2</sup>
Floor Area	120 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

# Comparable Sales

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## 50 Felgrove Street, Glendene, Auckland

3 1 1



Last Sold \$905,000 - 17 Nov 22  
Capital Value \$1,075,000 - 01 Jun 21  
Land Value \$930,000 - 01 Jun 21  
Improvements \$145,000  
Land Use Residence

Land Area 703 m<sup>2</sup>  
Floor Area 84 m<sup>2</sup>  
Roof Tile Profile  
Walls Mixed Material  
Building Age 1970-1979

## 8 McLeod Road, Henderson, Auckland

3 1 4



Last Sold \$950,000 - 29 Nov 22  
Capital Value \$890,000 - 01 Jun 21  
Land Value \$670,000 - 01 Jun 21  
Improvements \$220,000  
Land Use Residence

Land Area 353 m<sup>2</sup>  
Floor Area 120 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1960-1969

## 55 Harmel Road, Glendene, Auckland

3 1 4



Last Sold \$860,000 - 13 Dec 22  
Capital Value \$980,000 - 01 Jun 21  
Land Value \$620,000 - 01 Jun 21  
Improvements \$360,000  
Land Use Residence

Land Area 549 m<sup>2</sup>  
Floor Area 100 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Fibre Cement  
Building Age 1990-1999

# Residential Insights

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## Suburb: Te Atatu South

### Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	63	98	220
Percentage of Te Atatu South's Properties Sold	1.87%	2.91%	6.53%

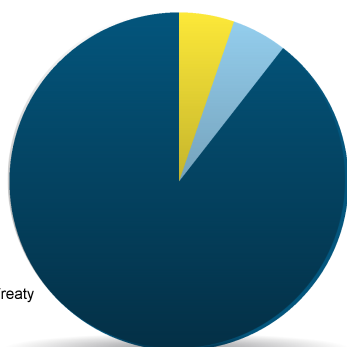
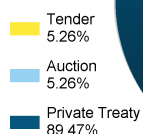
### Sale Performance



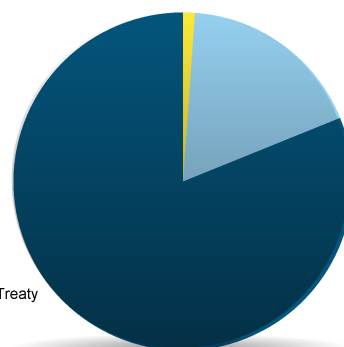
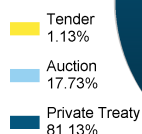
	December 2022	December 2021	% Change		Jan 2023
Median Days To Sell	41	24	▲ 71%	Average Valuation	\$840,000
Median Sale Price	\$800,000	\$1,400,000	▼ 43%	Median List Price	\$800,000

### Sale Types in December 2022

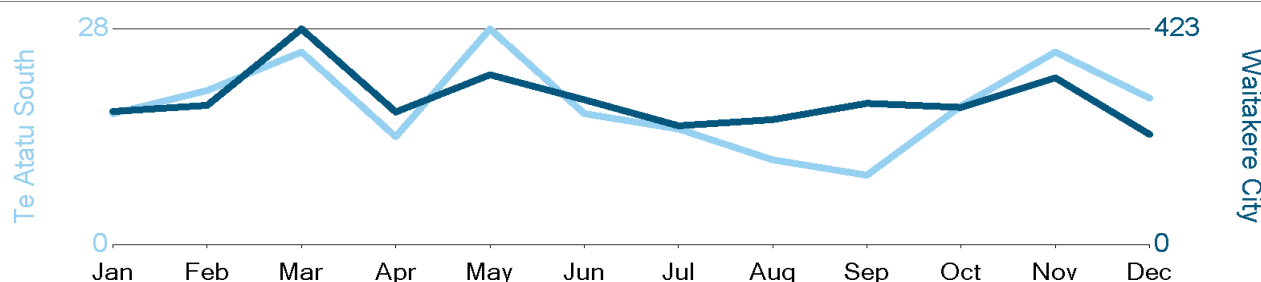
#### Te Atatu South



#### Auckland City



### Number of Sales/Month in Te Atatu South and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

# Residential Insights

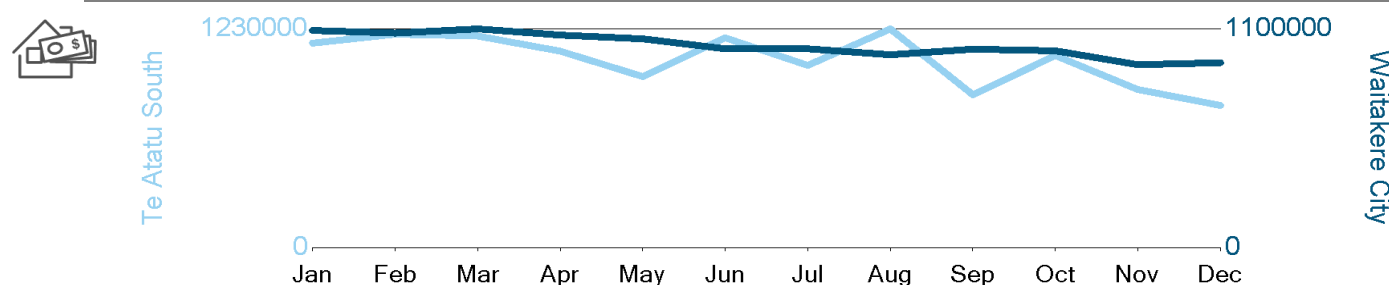
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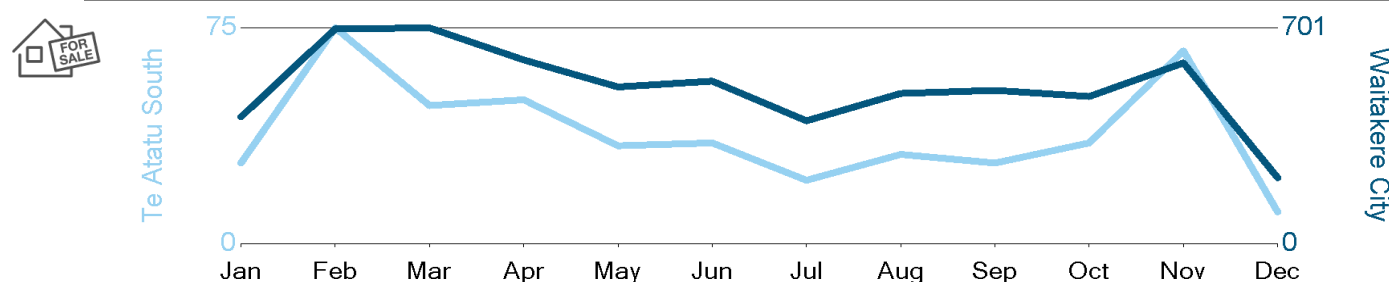
Prepared on: 8 February 2023

## Median Sale Price in Te Atatu South and Waitakere City



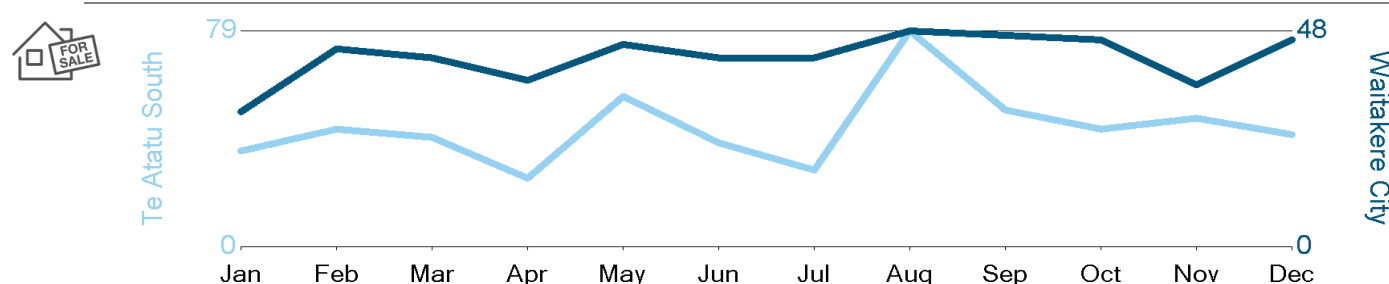
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Number of Listings/Month in Te Atatu South and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

## Median Days to Sell in Te Atatu South and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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## Census Data for Te Atatu South

### Age Broad Levels



Age	Te Atatu South
0-14	21%
15-29	21%
30-49	30%
50-64	18%
65+	11%

### Family Type



Family Type	Te Atatu South
Couple (no kids)	20%
Couple (with kids)	60%
Solo parent	20%

### Ownership



Ownership	Te Atatu South
Own or Partly Own	46%
Held in a Family Trust	8%
Do not own and do not hold in a family trust	46%
Not elsewhere included*	0%

### Number of Bedrooms



Bedrooms	Te Atatu South
One bedroom	3%
Two bedrooms	23%
Three bedrooms	50%
Four bedrooms	17%
Five or more bedrooms	6%
Total dwellings stated	1221
Not elsewhere included*	0%

\* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.