

What is 20 Warner Park Ave, Laingholm 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.

Recent Sales

Prepared on: 9 March 2023

RayWhite

155 Victory Road, Laingholm, Auckland

3 3 2



Last Sold \$1,000,000 - 08 Feb 23
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$485,000
Land Use Residence

Land Area 1,841 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

117 Victory Road, Laingholm, Auckland

5 4 4

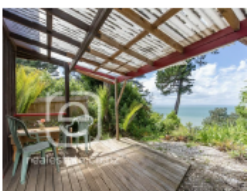


Last Sold \$1,330,000 - 22 Feb 23
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$630,000 - 01 Jun 21
Improvements \$720,000
Land Use Residence

Land Area 3,474 m²
Floor Area 278 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

209 Victory Road, Laingholm, Auckland

2 2



Last Sold \$830,000 - 16 Jan 23
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$800,000 - 01 Jun 21
Improvements \$275,000
Land Use Home and Income

Land Area 2,529 m²
Floor Area 71 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1940-1949

23 Western Road, Laingholm, Auckland

3 2 3



Last Sold \$985,000 - 18 Nov 22
Capital Value \$970,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$550,000
Land Use Residence

Land Area 1,298 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Aluminum
Building Age 1970-1979

360 Huia Road, Titirangi, Auckland

3 1 3

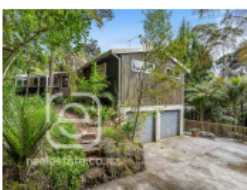


Last Sold \$904,000 - 20 Dec 22
Capital Value \$1,075,000 - 01 Jun 21
Land Value \$340,000 - 01 Jun 21
Improvements \$735,000
Land Use Residence

Land Area 1,115 m²
Floor Area 105 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1920-1929

26 Sylvan Valley Avenue, Titirangi, Auckland

4 1 6



Last Sold \$900,000 - 19 Dec 22
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$450,000 - 01 Jun 21
Improvements \$650,000
Land Use Residence
Land Area 850 m²

Floor Area 210 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

Residential Insights

RayWhite

Prepared on: 9 March 2023

Suburb: Laingholm

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	4	10	30
Percentage of Laingholm's Properties Sold	0.5%	1.25%	3.76%

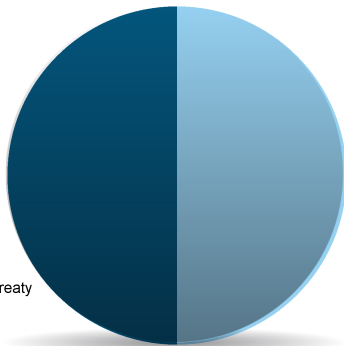
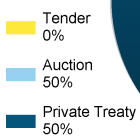
Sale Performance



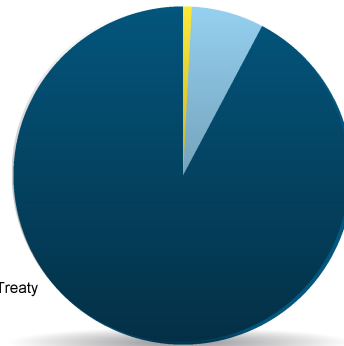
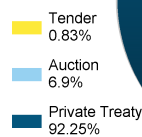
	January 2023	January 2022	% Change		Feb 2023
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

Sale Types in January 2023

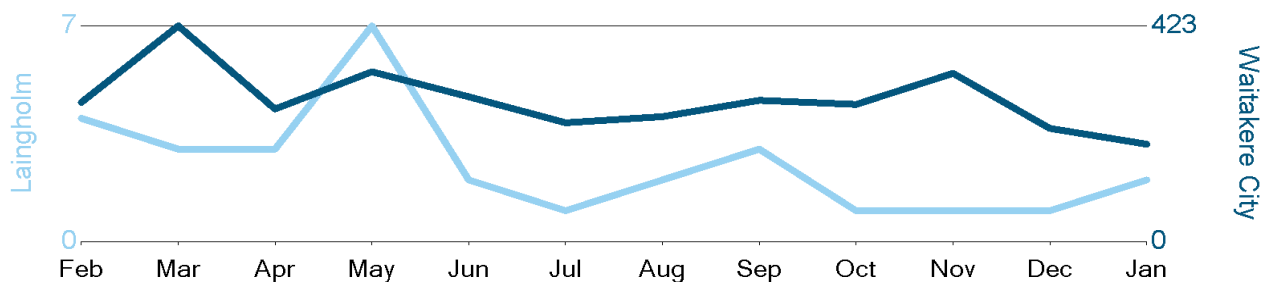
Laingholm



Auckland City



Number of Sales/Month in Laingholm and Waitakere City



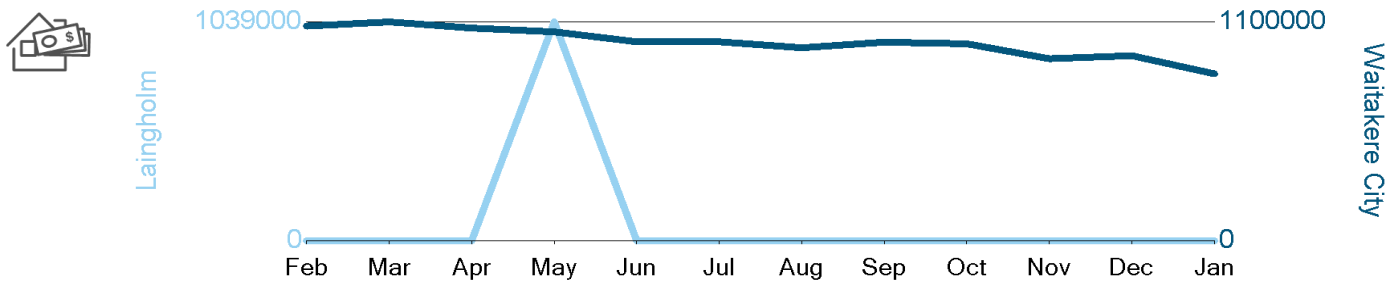
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Residential Insights

RayWhite

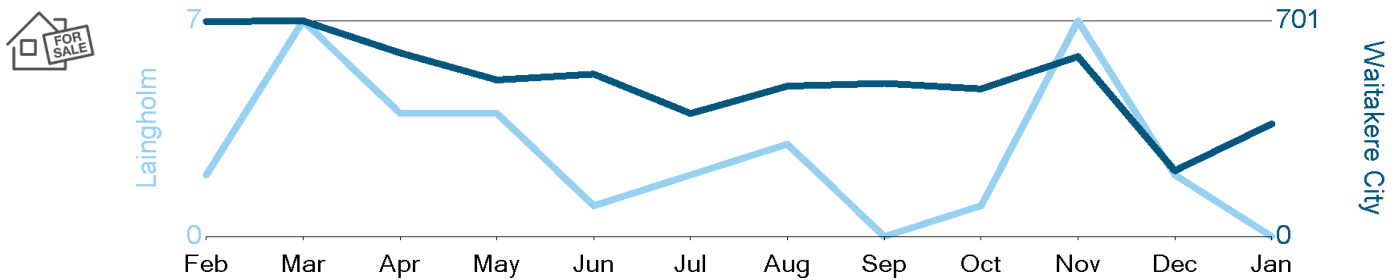
Prepared on: 9 March 2023

Median Sale Price in Laingholm and Waitakere City



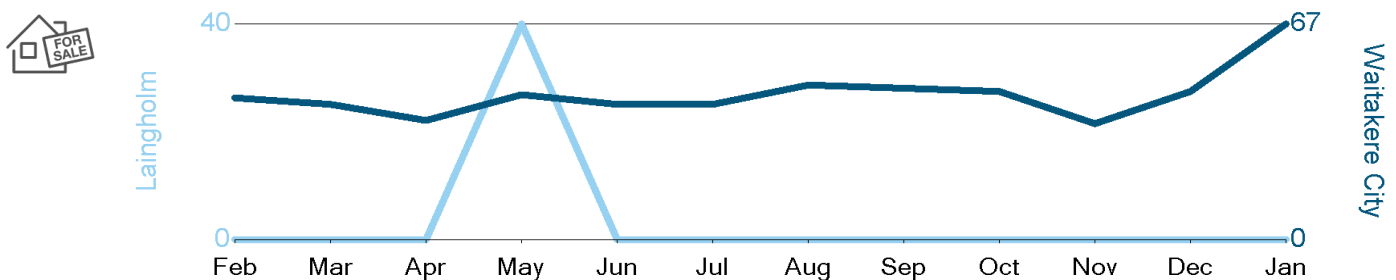
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Laingholm and Waitakere City



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

Median Days to Sell in Laingholm and Waitakere City



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

Residential Insights

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Census Data for Laingholm

Age Broad Levels



Age	Laingholm
0-14	24%
15-29	14%
30-49	32%
50-64	21%
65+	9%

Family Type



Family Type	Laingholm
Couple (no kids)	23%
Couple (with kids)	65%
Solo parent	12%

Ownership



Ownership	Laingholm
Own or Partly Own	73%
Held in a Family Trust	11%
Do not own and do not hold in a family trust	17%
Not elsewhere included*	0%

Number of Bedrooms



Bedrooms	Laingholm
One bedroom	4%
Two bedrooms	17%
Three bedrooms	43%
Four bedrooms	28%
Five or more bedrooms	9%
Total dwellings stated	846
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.