

What is 357 Titirangi Road, 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.

Recent Sales

RayWhite

Subject property: 357 Titirangi Road, Titirangi, Auckland

Prepared on: 4 May 2023

Sale Price \$940,500 to \$1,187,000 Median \$1,041,500 Mean \$1,049,650 For the property at the median, the sale price was 14.1% below CV.
C.V \$1,100,000 to \$1,375,000 Median \$1,162,500 Mean \$1,204,166

95A Konini Road, Titirangi, Auckland

3 2 5



Last Sold \$1,033,000 - 27 Apr 23
Capital Value \$1,300,000 - 01 Jun 21
Land Value \$600,000 - 01 Jun 21
Improvements \$700,000
Land Use Residence

Land Area 522 m²
Floor Area 155 m²
Roof Tile Profile
Walls Mixed Material
Building Age 2010-2019

11 Woodfern Crescent, Titirangi, Auckland

3 1 2



Last Sold \$940,500 - 30 Mar 23
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$710,000 - 01 Jun 21
Improvements \$390,000
Land Use Residence

Land Area 709 m²
Floor Area 120 m²
Roof Tile Profile
Walls Brick
Building Age 1990-1999

295A Titirangi Road, Titirangi, Auckland

3 1 6



Last Sold \$980,000 - 23 Mar 23
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$800,000 - 01 Jun 21
Improvements \$350,000
Land Use Residence

Land Area 1,202 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

26 Hilling Street, Titirangi, Auckland

3 1 3



Last Sold \$1,050,000 - 13 Mar 23
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$1,075,000 - 01 Jun 21
Improvements \$50,000
Land Use Residence

Land Area 678 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969




Recent Sales

RayWhite

Subject property: 357 Titirangi Road, Titirangi, Auckland

Prepared on: 4 May 2023

73E Konini Road, Titirangi, Auckland

3  2  1 



Last Sold \$1,107,400 - 03 Mar 23
Capital Value \$1,175,000 - 01 Jun 21
Land Value \$530,000 - 01 Jun 21
Improvements \$645,000
Land Use Residence

Land Area 479 m²
Floor Area 175 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1990-1999

9 Longfellow Parade, Glen Eden, Auckland

3  2  2 



Last Sold \$1,187,000 - 20 Mar 23
Capital Value \$1,375,000 - 01 Jun 21
Land Value \$710,000 - 01 Jun 21
Improvements \$665,000
Land Use Residence

Land Area 719 m²
Floor Area 270 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1980-1989

Residential Insights

RayWhite

Subject property: 357 Titirangi Road, Titirangi, Auckland

Prepared on: 4 May 2023

Suburb: Titirangi

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	18	54	144
Percentage of Titirangi's Properties Sold	0.36%	1.09%	2.91%

Sale Performance

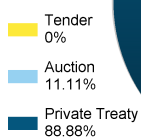


	March 2023	March 2022	% Change		Apr 2023
Median Days To Sell	41	35	▲ 17%	Average Valuation	\$1,150,000
Median Sale Price	\$1,085,000	\$1,295,000	▼ 16%	Median List Price	NA

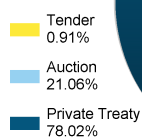
McQ/NO

Sale Types in March 2023

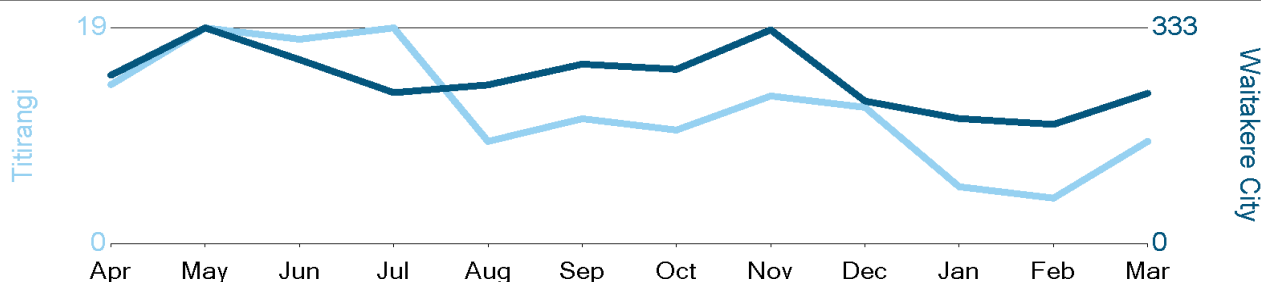
Titirangi



Auckland Super City



Number of Sales/Month in Titirangi and Waitakere City



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

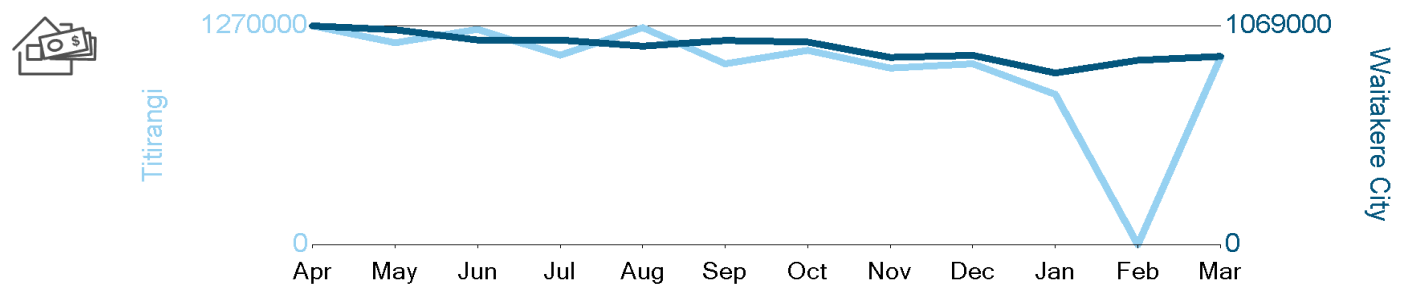
Residential Insights

RayWhite®

Subject property: 357 Titirangi Road, Titirangi, Auckland

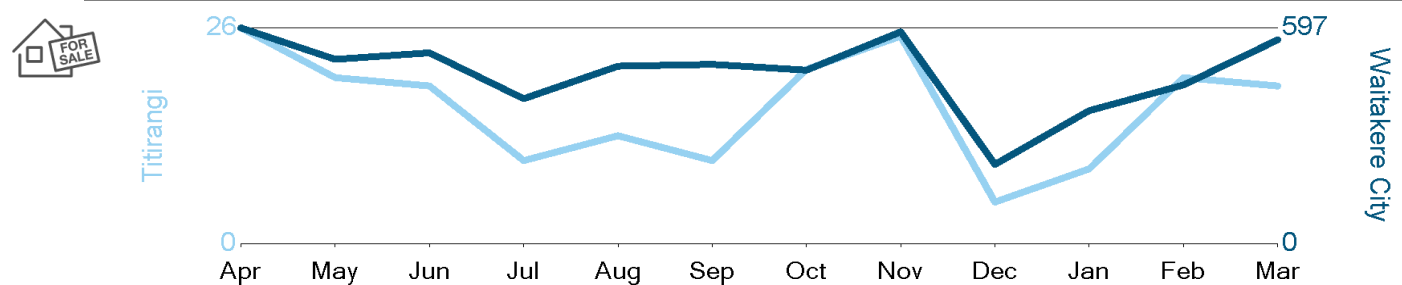
Prepared on: 4 May 2023

Median Sale Price in Titirangi and Waitakere City



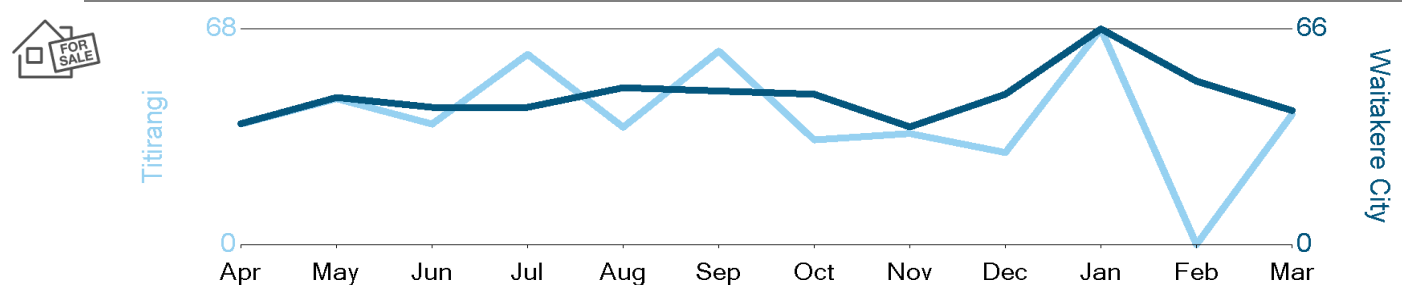
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Titirangi and Waitakere City



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

Median Days to Sell in Titirangi and Waitakere City



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

Residential Insights

RayWhite

Subject property: 357 Titirangi Road, Titirangi, Auckland

Prepared on: 4 May 2023

Census Data for Titirangi

Age Broad Levels



Age	Titirangi
0-14	20%
15-29	15%
30-49	27%
50-64	23%
65+	14%

Family Type



Family Type	Titirangi
Couple (no kids)	27%
Couple (with kids)	65%
Solo parent	9%

Ownership



Ownership	Titirangi
Own or Partly Own	65%
Held in a Family Trust	22%
Do not own and do not hold in a family trust	14%
Not elsewhere included*	0%

Number of Bedrooms



Bedrooms	Titirangi
One bedroom	3%
Two bedrooms	13%
Three bedrooms	40%
Four bedrooms	32%
Five or more bedrooms	11%
Total dwellings stated	1404
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.