

What is 125 Albionvale Road, Glen Eden 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

Subject property: 125 Albionvale Road, Glen Eden, Auckland

Prepared on: 6 June 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 | \$580,000 to \$655,000 | Median | \$630,500 | Mean | \$624,500 | For the property at the median, the sale price was 9.9% below CV. |
| C.V | \$250,000 to \$1,600,000 | Median | \$685,000 | Mean | \$742,500 | |

6 Albionvale Road, Glen Eden, Auckland

3 1 2



| | |
|----------------------|-----------------------|
| Last Sold | \$612,000 - 30 May 23 |
| Capital Value | \$720,000 - 01 Jun 21 |
| Land Value | \$305,000 - 01 Jun 21 |
| Improvements | \$415,000 |
| Land Use | Residence |

| | |
|---------------------|--------------------|
| Land Area | 155 m ² |
| Floor Area | 120 m ² |
| Roof | Steel/G-Iron |
| Walls | Mixed Material |
| Building Age | 2000-2009 |

30 Morihana Close, Glen Eden, Auckland

2 1 1

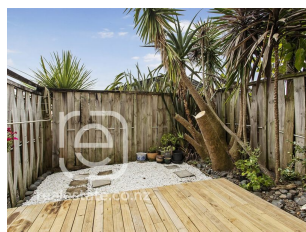


| | |
|----------------------|-----------------------|
| Last Sold | \$630,000 - 22 May 23 |
| Capital Value | \$250,000 - 01 Jun 21 |
| Land Value | \$250,000 - 01 Jun 21 |
| Improvements | \$0 |
| Land Use | Townhouse |

| | |
|---------------------|-------------------|
| Land Area | 83 m ² |
| Floor Area | |
| Roof | Unknown |
| Walls | Unknown |
| Building Age | Unknown |

56 Albionvale Road, Glen Eden, Auckland

3 2 1



| | |
|----------------------|-----------------------|
| Last Sold | \$580,000 - 27 Jul 18 |
| Capital Value | \$670,000 - 01 Jun 21 |
| Land Value | \$190,000 - 01 Jun 21 |
| Improvements | \$480,000 |
| Land Use | Townhouse |

| | |
|---------------------|--------------------|
| Land Area | 59 m ² |
| Floor Area | 111 m ² |
| Roof | Steel/G-Iron |
| Walls | Mixed Material |
| Building Age | 2000-2009 |

13 Albionvale Road, Glen Eden, Auckland

3 2 1



| | |
|----------------------|-----------------------|
| Last Sold | \$655,000 - 13 Dec 22 |
| Capital Value | \$670,000 - 01 Jun 21 |
| Land Value | \$205,000 - 01 Jun 21 |
| Improvements | \$465,000 |
| Land Use | Townhouse |

| | |
|---------------------|--------------------|
| Land Area | 67 m ² |
| Floor Area | 110 m ² |
| Roof | Steel/G-Iron |
| Walls | Mixed Material |
| Building Age | 2000-2009 |

Recent Sales

RayWhite

Subject property: 125 Albionvale Road, Glen Eden, Auckland

Prepared on: 6 June 2023

51 Albionvale Road, Glen Eden, Auckland

3 🚗 1 🚲 4 🚗



Last Sold \$655,000 - 06 Dec 22
Capital Value \$700,000 - 01 Jun 21
Land Value \$305,000 - 01 Jun 21
Improvements \$395,000
Land Use Townhouse

Land Area 140 m²
Floor Area 113 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 2000-2009

25/94 Glengarry Road, Glen Eden, Auckland

2 🚗 1 🚲 1 🚗



Last Sold \$633,000 - 27 Feb 23
Capital Value \$600,000 - 01 Jun 21
Land Value \$380,000 - 01 Jun 21
Improvements \$220,000
Land Use Townhouse

Land Area
Floor Area 77 m²
Roof Tile Profile
Walls Mixed Material
Building Age 2000-2009

5/89 Bruce McLaren Road, Henderson, Auckland

2 🚗 1 🚲 2 🚗



Last Sold \$600,000 - 08 May 23
Capital Value \$730,000 - 01 Jun 21
Land Value \$560,000 - 01 Jun 21
Improvements \$170,000
Land Use Residence

Land Area
Floor Area 70 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

100A Rosier Road, Glen Eden, Auckland

4 🚗 2 🚲 2 🚗



Last Sold \$631,000 - 25 May 23
Capital Value \$1,600,000 - 01 Jun 21
Land Value \$1,570,000 - 01 Jun 21
Improvements \$30,000
Land Use Townhouse

Land Area 1,553 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

Residential Insights

RayWhite

Subject property: 125 Albionvale Road, Glen Eden, Auckland

Prepared on: 6 June 2023

Suburb: Glen Eden

Number of Sales



| | Last 3 Months | Last 6 Months | Last 12 Months |
|---|---------------|---------------|----------------|
| Number of Sales | 64 | 129 | 287 |
| Percentage of Glen Eden's Properties Sold | 1.04% | 2.1% | 4.66% |

Sale Performance



| | April 2023 | April 2022 | % Change | | May 2023 |
|---------------------|------------|------------|----------|-------------------|-----------|
| Median Days To Sell | 49 | 31 | ▲ 58% | Average Valuation | \$960,000 |
| Median Sale Price | \$765,000 | \$905,000 | ▼ 15% | Median List Price | \$749,000 |

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Sale Types in April 2023

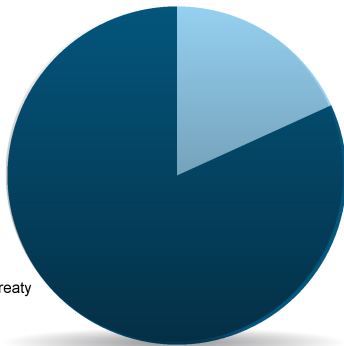
Glen Eden



Tender
0%

Auction
18.18%

Private Treaty
81.81%

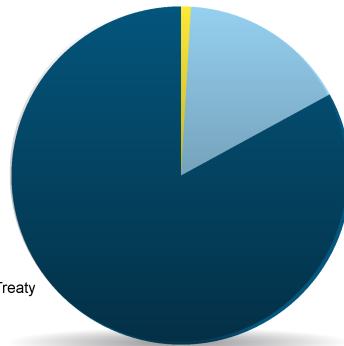


Auckland City

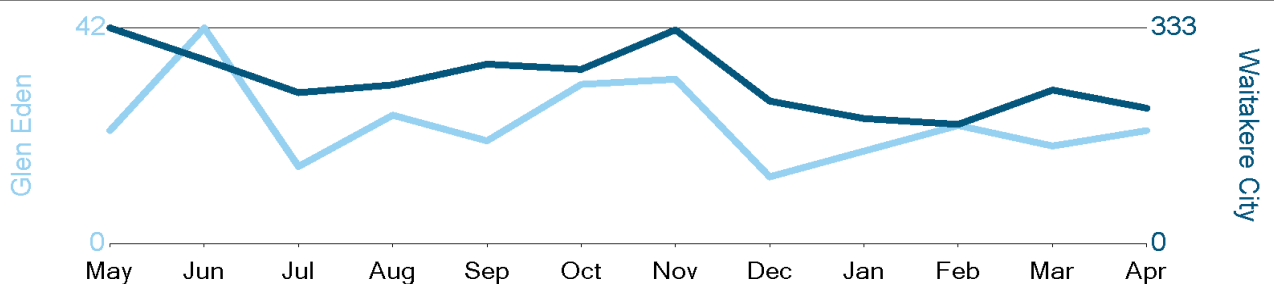
Tender
0.94%

Auction
16.09%

Private Treaty
82.96%



Number of Sales/Month in Glen Eden and Waitakere City



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

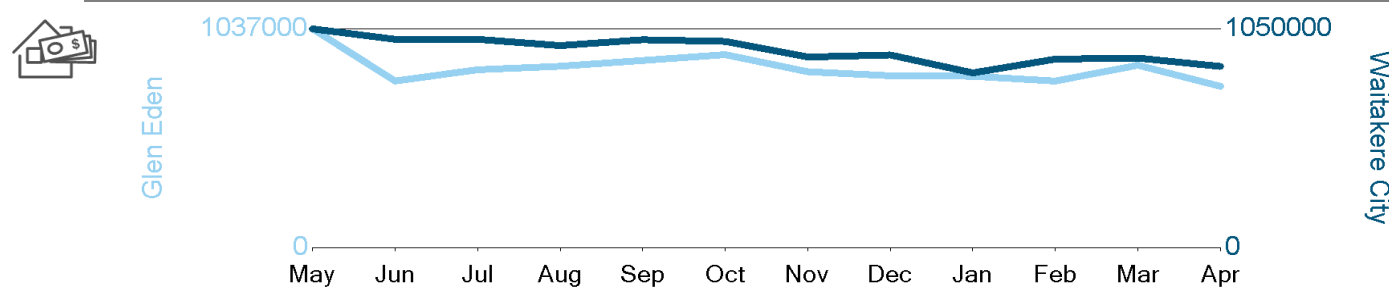
Residential Insights

RayWhite

Subject property: 125 Albionvale Road, Glen Eden, Auckland

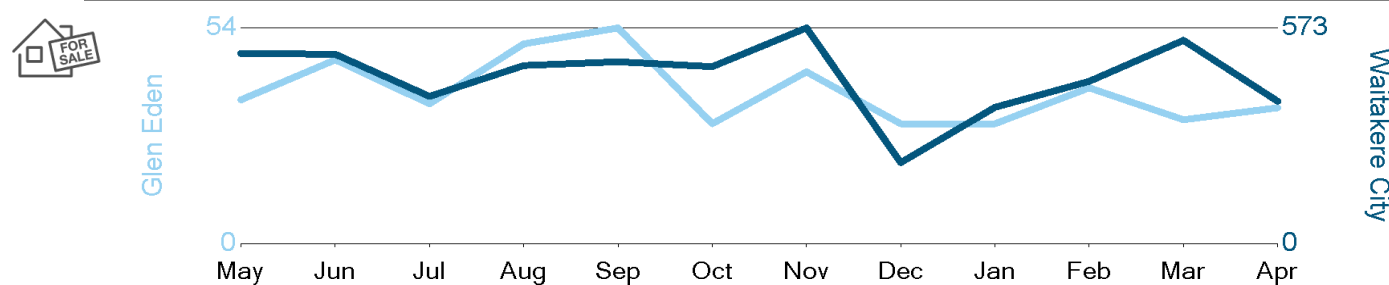
Prepared on: 6 June 2023

Median Sale Price in Glen Eden and Waitakere City



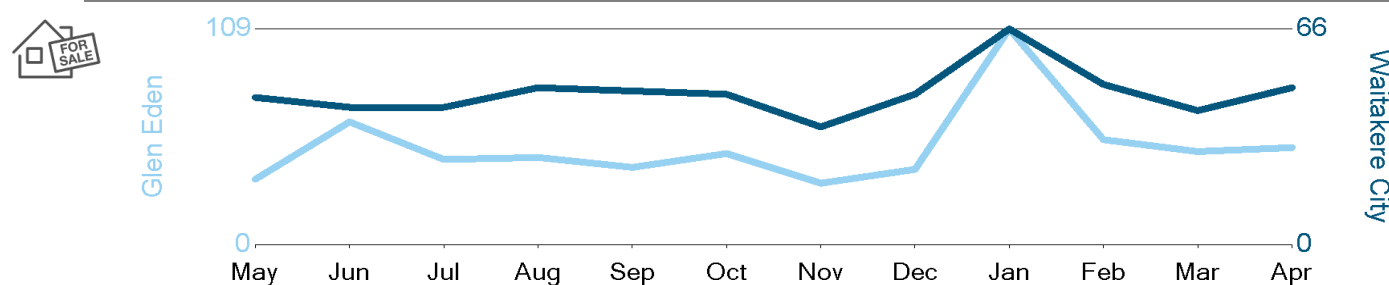
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Glen Eden and Waitakere City



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

Median Days to Sell in Glen Eden and Waitakere City



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

Residential Insights

RayWhite

Subject property: 125 Albionvale Road, Glen Eden, Auckland

Prepared on: 6 June 2023

Census Data for Glen Eden

Age Broad Levels



| Age | Glen Eden |
|-------|-----------|
| 0-14 | 22% |
| 15-29 | 20% |
| 30-49 | 31% |
| 50-64 | 16% |
| 65+ | 10% |

Family Type



| Family Type | Glen Eden |
|--------------------|-----------|
| Couple (no kids) | 18% |
| Couple (with kids) | 60% |
| Solo parent | 22% |

Ownership



| Ownership | Glen Eden |
|--|-----------|
| Own or Partly Own | 54% |
| Held in a Family Trust | 7% |
| Do not own and do not hold in a family trust | 39% |
| Not elsewhere included* | 0% |

Number of Bedrooms



| Bedrooms | Glen Eden |
|-------------------------|-----------|
| One bedroom | 4% |
| Two bedrooms | 12% |
| Three bedrooms | 60% |
| Four bedrooms | 18% |
| Five or more bedrooms | 7% |
| Total dwellings stated | 1140 |
| 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.