

What is 395 Huia Road, Titirangi Worth to You?

Method of Sale:

A **DEADLINE SALE** 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, similar to price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **395 Huia Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a deadline sale process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to the deadline, you will stand the best chance of owning this home.

Feedback:

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:

Subject property: 395 Huia Road, Titirangi, Auckland

Prepared on: 21 September 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	\$1,220,000 to \$1,660,000	Median	\$1,265,000	Mean	\$1,351,444	For the property at the median, the sale price was 1.6% below CV.
C.V	\$1,075,000 to \$1,925,000	Median	\$1,250,000	Mean	\$1,388,888	

439 Titirangi Road, Titirangi, Auckland

4 🚗 3 🚗 4 🚗



Last Sold	\$1,660,000 - 17 Aug 23
Capital Value	\$1,925,000 - 01 Jun 21
Land Value	\$1,000,000 - 01 Jun 21
Improvements	\$925,000
Land Use	Residence
Land Area	1,815 m ²

Floor Area	213 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

2 Kaurimu Rise, Titirangi, Auckland

3 🚗 2 🚗 4 🚗



Last Sold	\$1,230,000 - 04 Aug 23
Capital Value	\$1,250,000 - 01 Jun 21
Land Value	\$760,000 - 01 Jun 21
Improvements	\$490,000
Land Use	Residence

Land Area	801 m ²
Floor Area	230 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1980-1989

238 Scenic Drive, Titirangi, Auckland

3 🚗 1 🚗 6 🚗

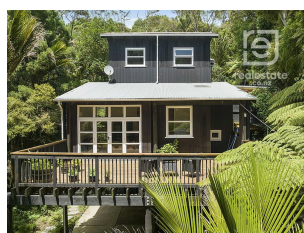


Last Sold	\$1,220,000 - 19 May 23
Capital Value	\$1,225,000 - 01 Jun 21
Land Value	\$550,000 - 01 Jun 21
Improvements	\$675,000
Land Use	Residence

Land Area	2,036 m ²
Floor Area	123 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1960-1969

41 Western Road, Laingholm, Auckland

5 🚗 2 🚗 6 🚗



Last Sold	\$1,265,000 - 12 May 23
Capital Value	\$1,075,000 - 01 Jun 21
Land Value	\$430,000 - 01 Jun 21
Improvements	\$645,000
Land Use	Residence

Land Area	1,576 m ²
Floor Area	150 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

Comparable Sales

RayWhite

Prepared for:

Subject property: 395 Huia Road, Titirangi, Auckland

Prepared on: 21 September 2023

227 Huia Road, Titirangi, Auckland

4 🚗 3 🏠 3 🚗



Last Sold	\$1,510,000 - 16 Mar 23	Land Area	4,447 m ²
Capital Value	\$1,550,000 - 01 Jun 21	Floor Area	265 m ²
Land Value	\$810,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$740,000	Walls	Brick
Land Use	Residential	Building Age	2010-2019

11B Woodfern Crescent, Titirangi, Auckland

3 🚗 2 🏠 2 🚗



Last Sold	\$1,270,000 - 13 Sep 23	Land Area	1,193 m ²
Capital Value	\$1,175,000 - 01 Jun 21	Floor Area	180 m ²
Land Value	\$890,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$285,000	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999

153 Atkinson Road, Titirangi, Auckland

3 🚗 1 🏠 5 🚗



Last Sold	\$1,230,000 - 25 Aug 23	Land Area	1,244 m ²
Capital Value	\$1,200,000 - 01 Jun 21	Floor Area	140 m ²
Land Value	\$670,000 - 01 Jun 21	Roof	Fibre Cement
Improvements	\$530,000	Walls	Brick
Land Use	Residence	Building Age	1970-1979

17 Tawini Road, Titirangi, Auckland

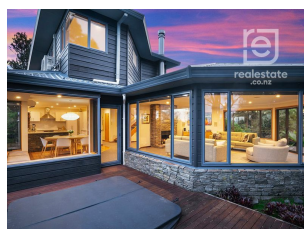
5 🚗 3 🏠 6 🚗



Last Sold	\$1,538,000 - 26 Jul 23	Land Area	1,014 m ²
Capital Value	\$1,750,000 - 01 Jun 21	Floor Area	290 m ²
Land Value	\$1,025,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$725,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

197 Carter Road, Oratia, Auckland

3 🚗 2 🏠 5 🚗



Last Sold	\$1,240,000 - 05 Jul 23	Land Area	2,375 m ²
Capital Value	\$1,350,000 - 01 Jun 21	Floor Area	190 m ²
Land Value	\$660,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$690,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

Residential Insights

RayWhite

Prepared for:

Subject property: 395 Huia Road, Titirangi, Auckland

Prepared on: 21 September 2023

Suburb: Titirangi

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	40	80	138
Percentage of Titirangi's Properties Sold	0.81%	1.62%	2.79%

Sale Performance



	August 2023	August 2022	% Change		Aug 2023
Median Days To Sell	32	37	▼ 14%	Average Valuation	\$1,250,000
Median Sale Price	\$1,078,000	\$1,260,000	▼ 14%	Median List Price	\$1,078,000

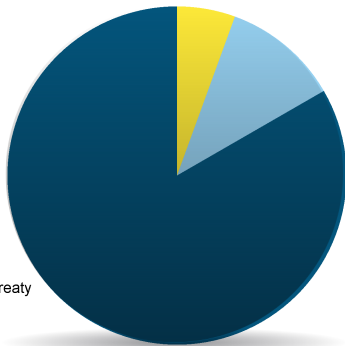
MEQ/NO

Sale Types in August 2023

Titirangi

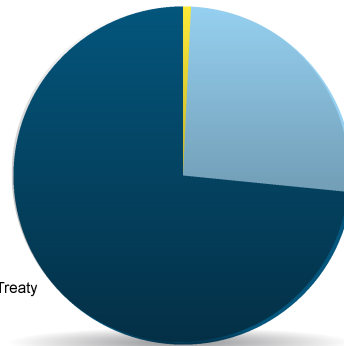


- Tender 5.55%
- Auction 11.11%
- Private Treaty 83.33%

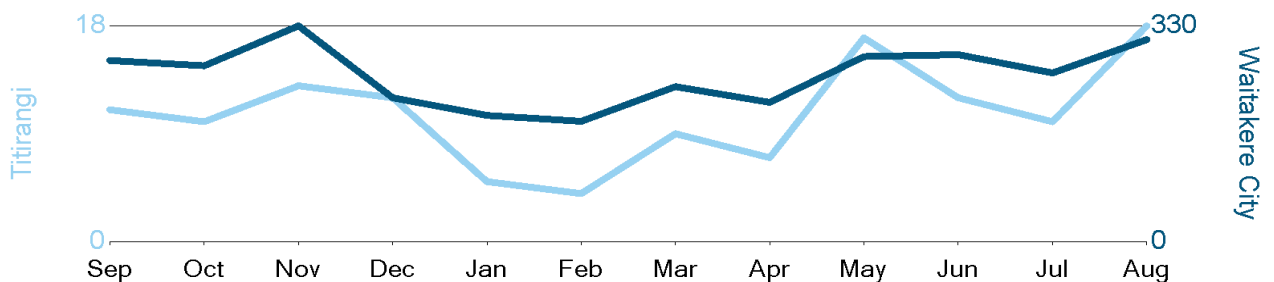


Auckland Super City

- Tender 0.75%
- Auction 25.83%
- Private Treaty 73.41%



Number of Sales/Month in Titirangi and Waitakere City



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

Residential Insights

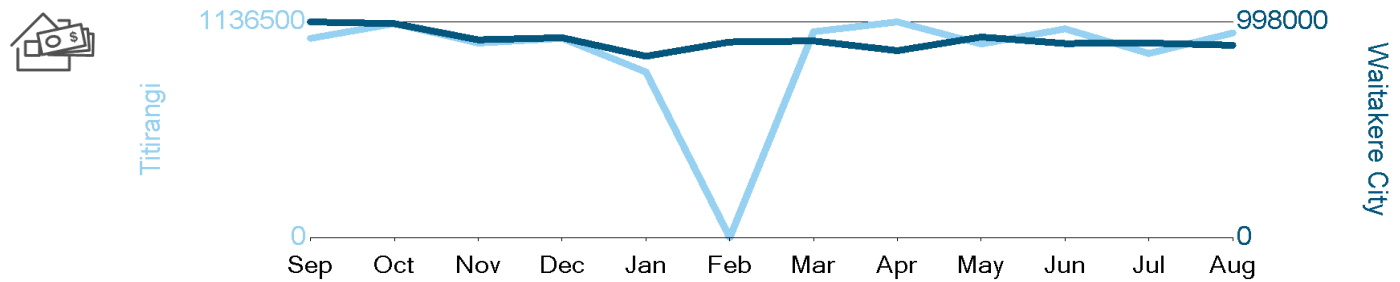
RayWhite

Prepared for:

Subject property: 395 Huia Road, Titirangi, Auckland

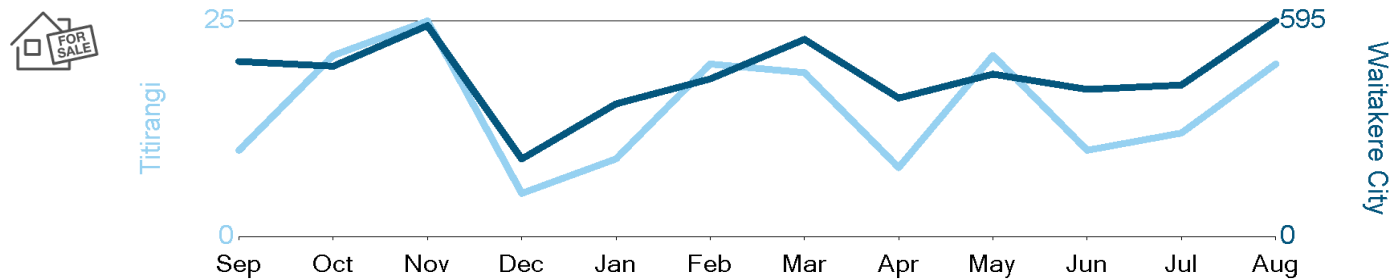
Prepared on: 21 September 2023

Median Sale Price in Titirangi and Waitakere City



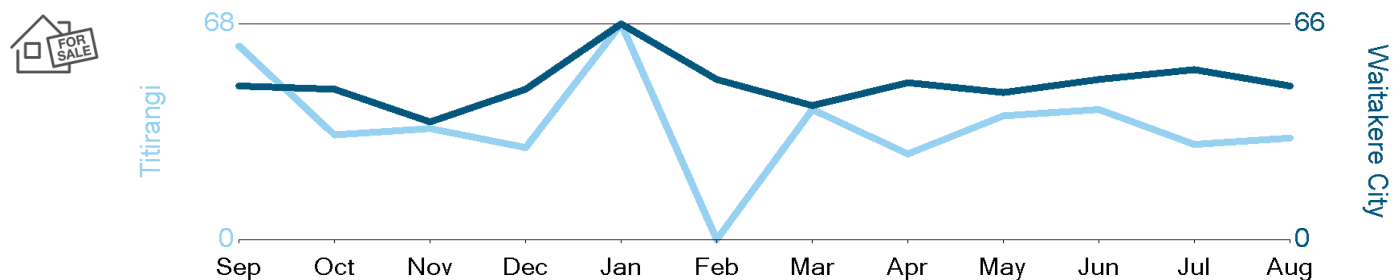
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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

Prepared for:

Subject property: 395 Huia Road, Titirangi, Auckland

Prepared on: 21 September 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.