

What is 639 Huia Road, Parau Worth to You?

Method of Sale:

BY NEGOTIATION 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 **639 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.

Recent Sales

RayWhite

Subject property: 639 Huia Road, Parau, Auckland

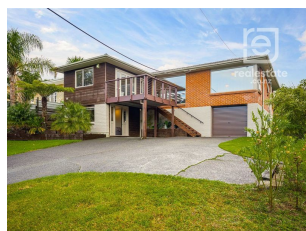
Prepared on: 19 October 2023

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	\$836,000 to \$1,085,000	Median	\$964,500	Mean	\$970,357	For the property at the median, the sale price was 5.3% below CV.
C.V	\$930,000 to \$1,200,000	Median	\$970,000	Mean	\$1,011,428	

8 Rauhuia Crescent, Parau, Auckland

3 2 4



Last Sold	\$964,500 - 16 Jun 23
Capital Value	\$980,000 - 01 Jun 21
Land Value	\$700,000 - 01 Jun 21
Improvements	\$280,000
Land Use	Residence

Land Area	1,022 m ²
Floor Area	160 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1970-1979

57 Victory Road, Laingholm, Auckland

3 2 4



Last Sold	\$1,085,000 - 01 Sep 23
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$510,000 - 01 Jun 21
Improvements	\$440,000
Land Use	Residence

Land Area	1,315 m ²
Floor Area	118 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

20 Warner Park Avenue, Laingholm, Auckland

3 1 1



Last Sold	\$836,000 - 19 Apr 23
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$530,000
Land Use	Residential

Land Area	1,065 m ²
Floor Area	90 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

205 Victory Road, Laingholm, Auckland

4 2 2



Last Sold	\$940,000 - 09 May 23
Capital Value	\$930,000 - 01 Jun 21
Land Value	\$800,000 - 01 Jun 21
Improvements	\$130,000
Land Use	Residential

Land Area	3,489 m ²
Floor Area	100 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	1920-1929

Recent Sales

RayWhite

Subject property: 639 Huia Road, Parau, Auckland

Prepared on: 19 October 2023

187 Laingholm Drive, Laingholm, Auckland

3  2  4 



Last Sold \$919,000 - 27 Jun 23
Capital Value \$970,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$550,000
Land Use Residence

Land Area 842 m²
Floor Area 115 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2000-2009

307 Huia Road, Titirangi, Auckland


3  1  6 



Last Sold \$970,000 - 05 Jul 23
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$590,000
Land Use Residence

Land Area 1,608 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1960-1969

17 Minnehaha Avenue, Titirangi, Auckland

3  2  2 



Last Sold \$1,078,000 - 17 Aug 23
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$610,000
Land Use Residence

Land Area 3,356 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

Residential Insights

RayWhite

Subject property: 639 Huia Road, Parau, Auckland

Prepared on: 19 October 2023

Suburb: Parau

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	0	1	2
Percentage of Parau's Properties Sold	0%	0.72%	1.45%

Sale Performance



	September 2023	September 2022	% Change
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data

	Sep 2023
Average Valuation	\$
Median List Price	NA

McQ/NO

Sale Types in September 2023

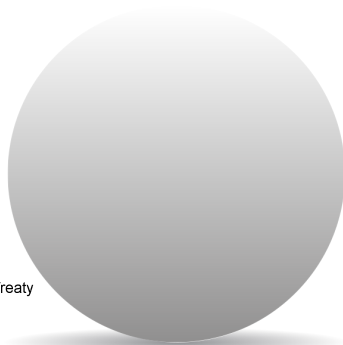
Parau



Tender
0%

Auction
0%

Private Treaty
0%

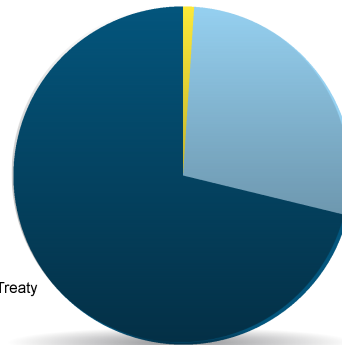


Auckland City

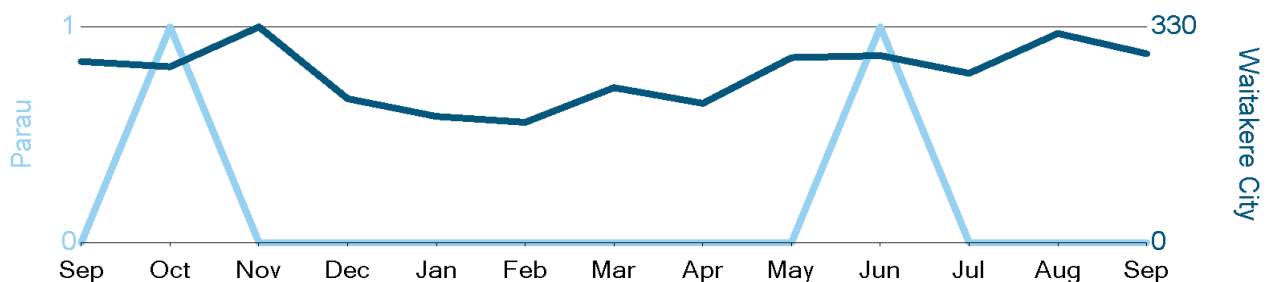
Tender
1.05%

Auction
27.75%

Private Treaty
71.19%



Number of Sales/Month in Parau and Waitakere City



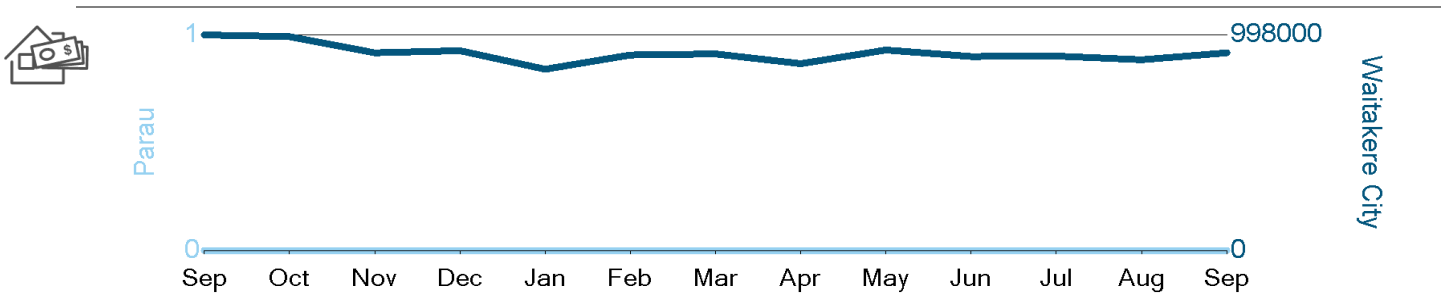
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Residential Insights

RayWhite®

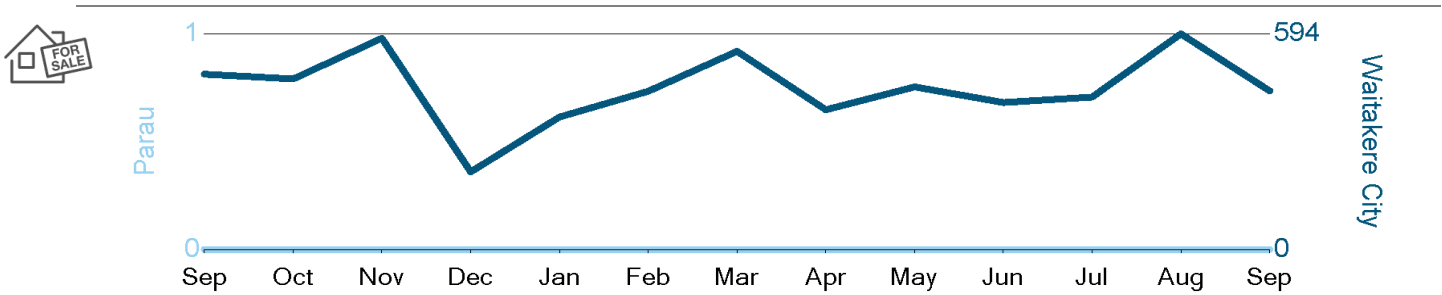
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Median Sale Price in Parau and Waitakere City



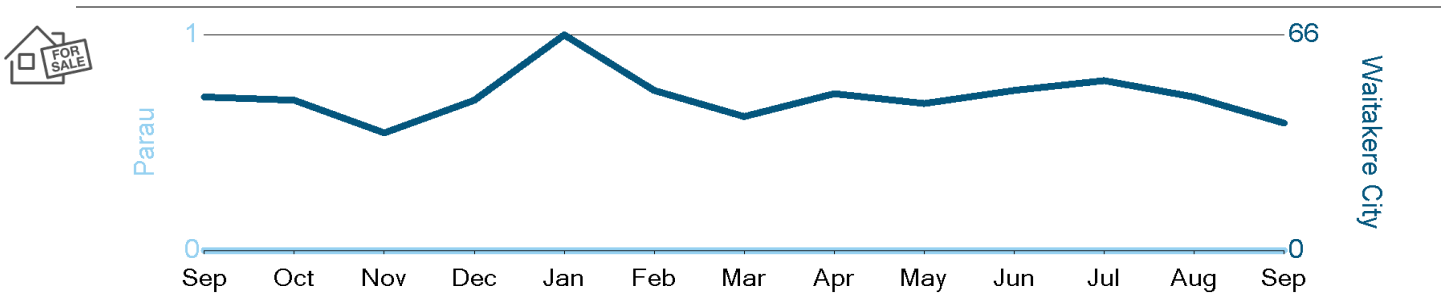
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Parau and Waitakere City



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

Median Days to Sell in Parau and Waitakere City



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

Residential Insights

RayWhite

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Prepared on: 19 October 2023

Census Data for Parau

Age Broad Levels



Age	Parau
0-14	unavailable
15-29	unavailable
30-49	unavailable
50-64	unavailable
65+	unavailable

Family Type



Family Type	Parau
Couple (no kids)	unavailable
Couple (with kids)	unavailable
Solo parent	unavailable

Ownership



Ownership	Parau
Own or Partly Own	unavailable
Held in a Family Trust	unavailable
Do not own and do not hold in a family trust	unavailable
Not elsewhere included*	unavailable

Number of Bedrooms



Bedrooms	Parau
One bedroom	unavailable
Two bedrooms	unavailable
Three bedrooms	unavailable
Four bedrooms	unavailable
Five or more bedrooms	unavailable
Total dwellings stated	0
Not elsewhere included*	unavailable

* 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.