

What is 38 Victory Road, Laingholm Worth to You?

Method of Sale:

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 **38 Victory 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: 38 Victory Road, Laingholm, 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	\$919,000 to \$1,369,999	Median	\$1,078,000	Mean	\$1,082,399	For the property at the median, the sale price was 5.3% below CV.
C.V	\$950,000 to \$1,200,000	Median	\$1,125,000	Mean	\$1,079,000	

57 Victory Road, Laingholm, Auckland

3 🚗 2 🚰 4 🚘



Last Sold	\$1,085,000 - 01 Sep 23	Land Area	1,315 m ²
Capital Value	\$950,000 - 01 Jun 21	Floor Area	118 m ²
Land Value	\$510,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$440,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

91 Victory Road, Laingholm, Auckland

4 🚗 3 🚰 4 🚘



Last Sold	\$1,369,999 - 03 Oct 23	Land Area	1,019 m ²
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	240 m ²
Land Value	\$590,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$535,000	Walls	Mixed Material
Land Use	Residence	Building Age	1940-1949

17 Minnehaha Avenue, Titirangi, Auckland

3 🚗 2 🚰 2 🚘



Last Sold	\$1,078,000 - 17 Aug 23	Land Area	3,356 m ²
Capital Value	\$1,200,000 - 01 Jun 21	Floor Area	130 m ²
Land Value	\$590,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$610,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

187 Laingholm Drive, Laingholm, Auckland

3 🚗 2 🚰 4 🚘



Last Sold	\$919,000 - 27 Jun 23	Land Area	842 m ²
Capital Value	\$970,000 - 01 Jun 21	Floor Area	115 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$550,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009

Recent Sales

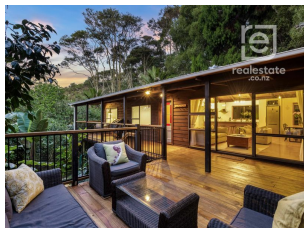
RayWhite

Subject property: 38 Victory Road, Laingholm, Auckland

Prepared on: 19 October 2023

286 Huia Road, Titirangi, Auckland

3 🚗 1 🏠 3 🚗



Last Sold \$960,000 - 10 Jul 23
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$680,000
Land Use Residence

Land Area 1,171 m²
Floor Area 90 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

Residential Insights

RayWhite

Subject property: 38 Victory Road, Laingholm, Auckland

Prepared on: 19 October 2023

Suburb: Laingholm

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	4	11	20
Percentage of Laingholm's Properties Sold	0.5%	1.38%	2.51%

Sale Performance

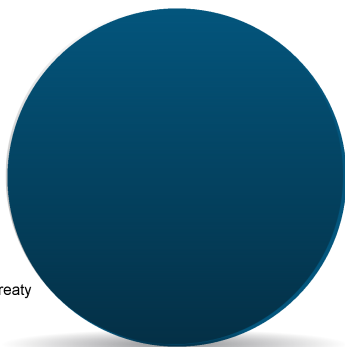
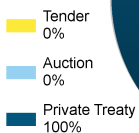


	September 2023	September 2022	% Change		
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data		Sep 2023
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
				Median List Price	NA

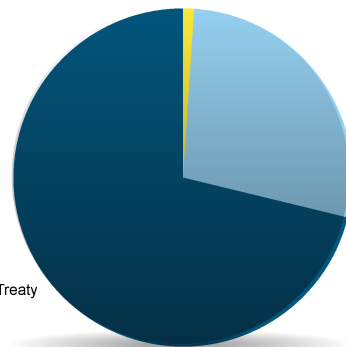
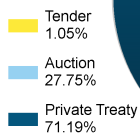
MEQ/NO

Sale Types in September 2023

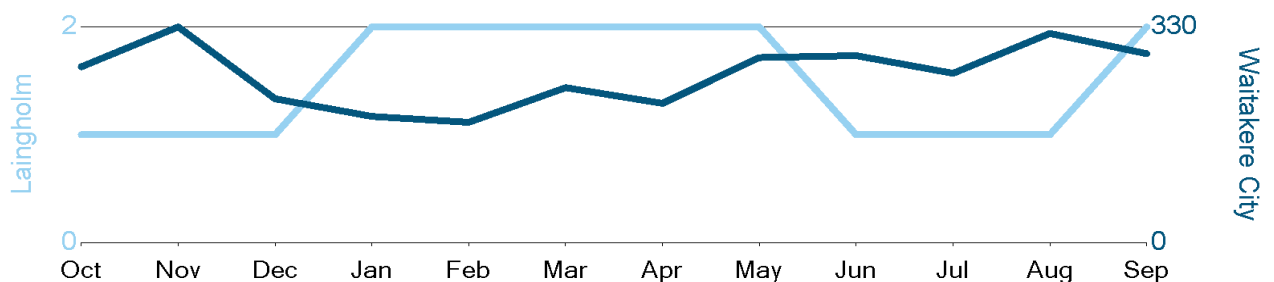
Laingholm



Auckland City



Number of Sales/Month in Laingholm and Waitakere City



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

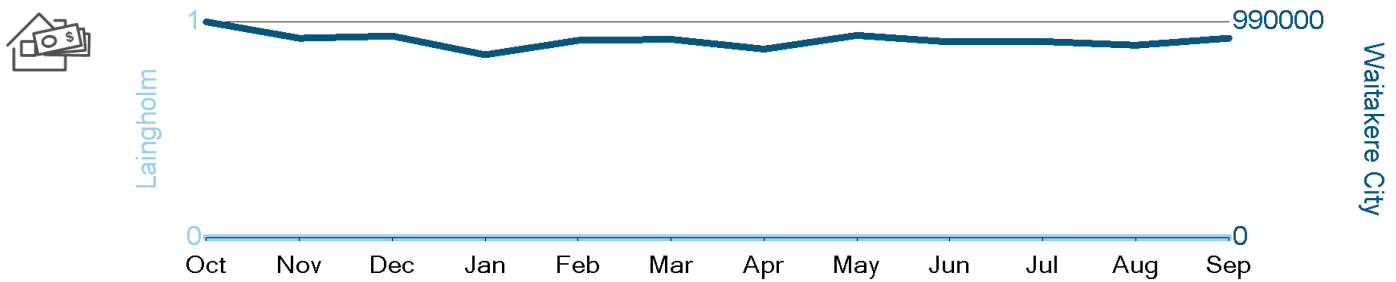
Residential Insights

RayWhite

Subject property: 38 Victory Road, Laingholm, Auckland

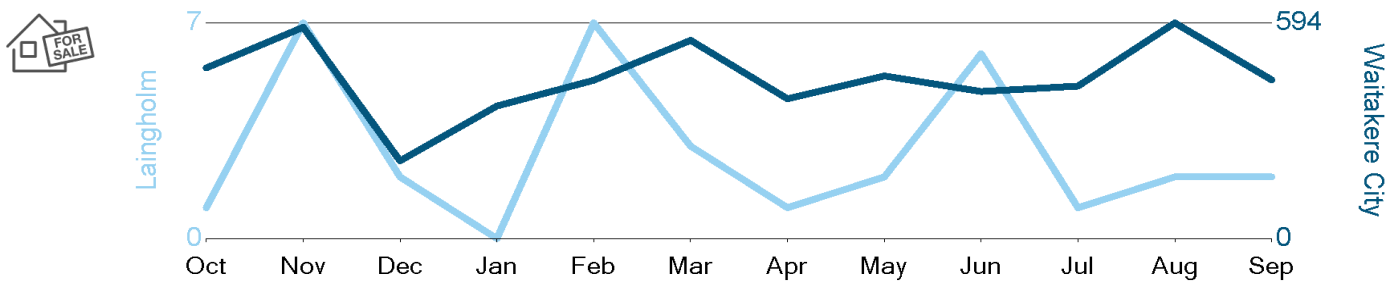
Prepared on: 19 October 2023

Median Sale Price in Laingholm and Waitakere City



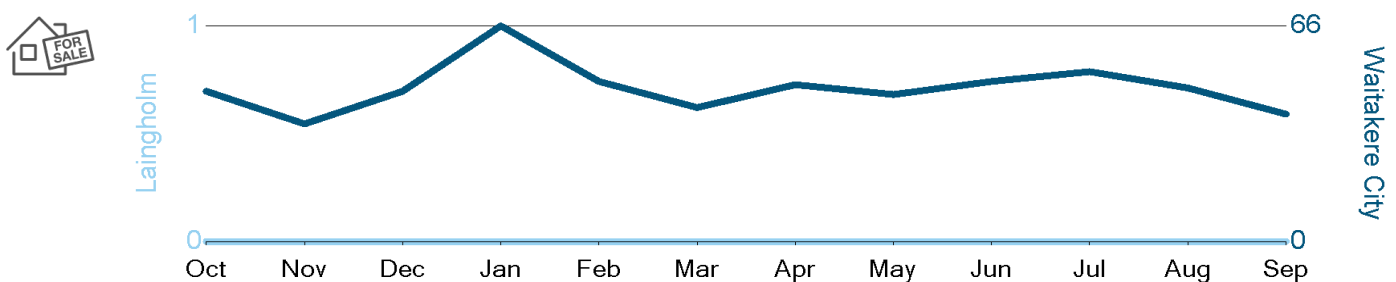
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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

RayWhite

Subject property: 38 Victory Road, Laingholm, Auckland

Prepared on: 19 October 2023

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.