

What is 21 Annison Ave, Glen Eden Worth to You?

Method of Sale:

An **AUCTION** 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 **21 Annison Ave** 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: PRICE GUIDE

Subject property: 21 Annison Avenue, Glen Eden, Auckland

Prepared on: 11 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	\$930,000 to \$1,230,000	Median	\$1,020,500	Mean	\$1,054,012	For the property at the median, the sale price was 2.9% below CV.
C.V	\$810,000 to \$1,400,000	Median	\$1,175,000	Mean	\$1,120,625	

25 Nandana Drive, Glen Eden, Auckland

3 🚗 1 🚰 2 🚘



Last Sold	\$960,000 - 27 Jul 23
Capital Value	\$1,175,000 - 01 Jun 21
Land Value	\$990,000 - 01 Jun 21
Improvements	\$185,000
Land Use	Residence

Land Area	809 m ²
Floor Area	140 m ²
Roof	Steel/G-Iron
Walls	Brick
Building Age	1960-1969

11 Selwyn Avenue, Glen Eden, Auckland

3 🚗 2 🚰 1 🚘



Last Sold	\$930,000 - 18 Aug 23
Capital Value	\$930,000 - 01 Jun 21
Land Value	\$880,000 - 01 Jun 21
Improvements	\$50,000
Land Use	Residence

Land Area	809 m ²
Floor Area	140 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

8 Shah Place, Glen Eden, Auckland

3 🚗 2 🚰 4 🚘

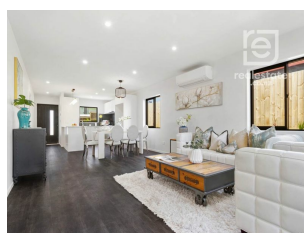


Last Sold	\$966,100 - 22 Sep 23
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$510,000 - 01 Jun 21
Improvements	\$440,000
Land Use	Residence

Land Area	450 m ²
Floor Area	145 m ²
Roof	Tile Profile
Walls	Brick
Building Age	2000-2009

2B Lucinda Place, Glen Eden, Auckland

4 🚗 3 🚰 1 🚘



Last Sold	\$1,001,000 - 05 Sep 23
Capital Value	\$810,000 - 01 Jun 21
Land Value	\$290,000 - 01 Jun 21
Improvements	\$520,000
Land Use	Townhouse

Land Area	150 m ²
Floor Area	158 m ²
Roof	Tile Profile
Walls	Mixed Material
Building Age	2020-2029

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE

Subject property: 21 Annison Avenue, Glen Eden, Auckland

Prepared on: 11 October 2023

101 Captain Scott Road, Glen Eden, Auckland

5 🚗 2 🏠 4 🚗



Last Sold \$1,125,000 - 28 Aug 23
Capital Value \$1,175,000 - 01 Jun 21
Land Value \$1,025,000 - 01 Jun 21
Improvements \$150,000
Land Use Home and Income

Land Area 683 m²
Floor Area 200 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1970-1979

17 Sunnyside Place, Glen Eden, Auckland

4 🚗 3 🏠 5 🚗



Last Sold \$1,040,000 - 28 Jul 23
Capital Value \$1,275,000 - 01 Jun 21
Land Value \$950,000 - 01 Jun 21
Improvements \$325,000
Land Use Residence

Land Area 1,131 m²
Floor Area 170 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1980-1989

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 m²
Floor Area 230 m²
Roof Tile Profile
Walls Brick
Building Age 1980-1989

1 Frenz Drive, Titirangi, Auckland

4 🚗 2 🏠 4 🚗



Last Sold \$1,180,000 - 16 Sep 23
Capital Value \$1,400,000 - 01 Jun 21
Land Value \$670,000 - 01 Jun 21
Improvements \$730,000
Land Use Residence

Land Area 450 m²
Floor Area 182 m²
Roof Tile Profile
Walls Mixed Material
Building Age 2000-2009

Recent Sales

RayWhite

Prepared for: PRICE GUIDE

Subject property: 21 Annison Avenue, Glen Eden, Auckland

Prepared on: 30 October 2023

18 Coey Place, Glen Eden, Auckland

3 🚗 2 🚗 6 🚗



Last Sold \$1,100,000 - 05 May 23
Capital Value \$1,150,000 - 01 Jun 21
Land Value \$840,000 - 01 Jun 21
Improvements \$310,000
Land Use Residential

Land Area 643 m²
Floor Area 140 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

9 Karapiti Place, Glen Eden, Auckland

4 🚗 2 🚗 2 🚗



Last Sold \$1,075,000 - 18 Oct 23
Capital Value \$1,025,000 - 01 Jun 21
Land Value \$700,000 - 01 Jun 21
Improvements \$325,000
Land Use Residential
Land Area 674 m²

Floor Area 171 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age Prior to 1920 - exact age unknown

Residential Insights

RayWhite

Prepared for: PRICE GUIDE

Subject property: 21 Annison Avenue, Glen Eden, Auckland

Prepared on: 11 October 2023

Suburb: Glen Eden

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	61	126	268
Percentage of Glen Eden's Properties Sold	0.99%	2.05%	4.36%

Sale Performance



	August 2023	August 2022	% Change	Sep 2023
Median Days To Sell	40	44	▼ 9%	Average Valuation \$1,000,000
Median Sale Price	\$810,000	\$860,000	▼ 6%	Median List Price \$799,000

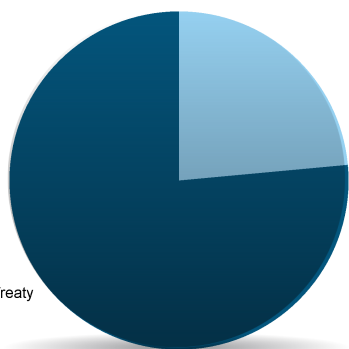
MEQ/NO

Sale Types in August 2023

Glen Eden

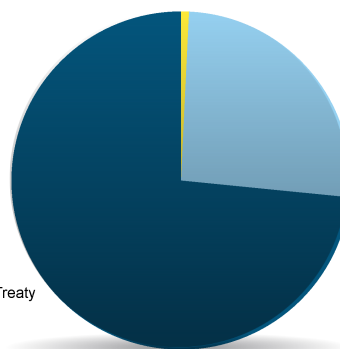


- Tender 0%
- Auction 23.52%
- Private Treaty 76.47%

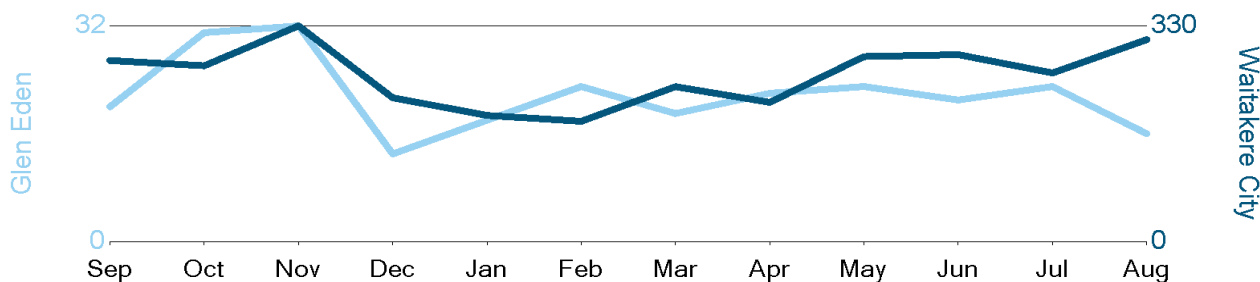


Auckland City

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



Number of Sales/Month in Glen Eden and Waitakere City



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

Residential Insights

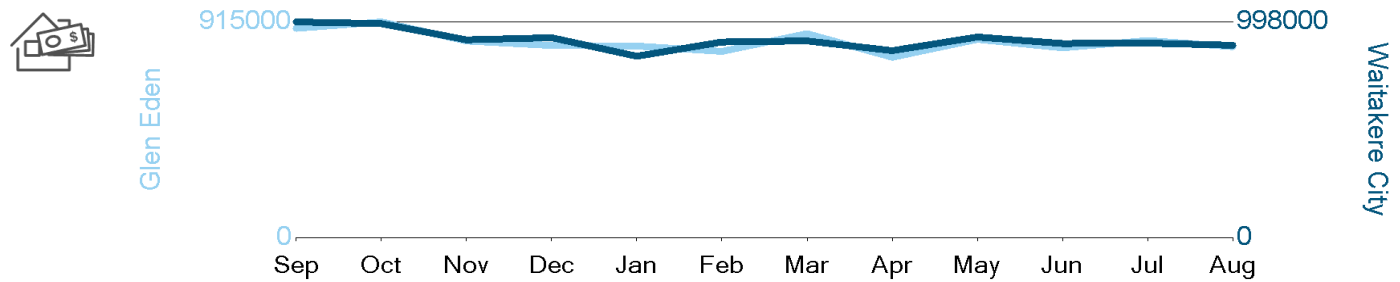
RayWhite®

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Subject property: 21 Annison Avenue, Glen Eden, Auckland

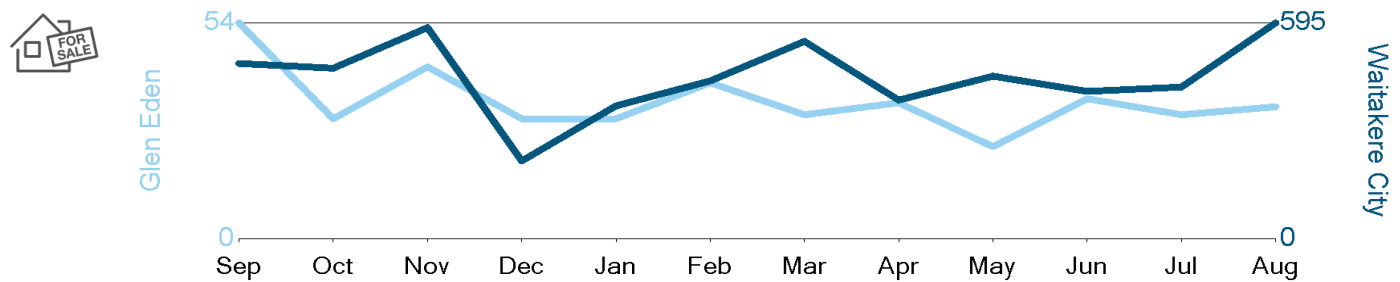
Prepared on: 11 October 2023

Median Sale Price in Glen Eden and Waitakere City



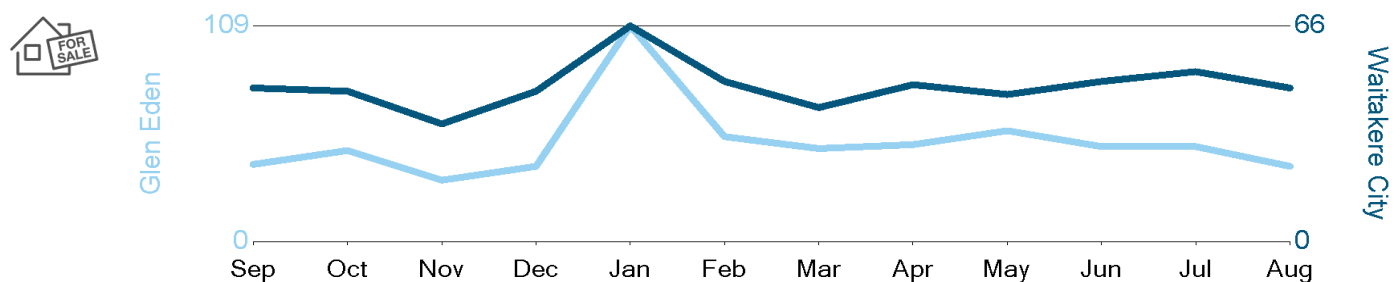
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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

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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.