

What is 34 Taupiko Place, Green Bay Worth to You?

Our Property Owner:

The owners have chosen to price 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 making and offer, 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 andwill 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: 34 Taupiko Place, Green Bay, Auckland

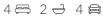
Prepared on: 12 February 2024

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
 \$194,000 to \$1,252,000
 Median
 \$1,172,000
 Mean
 \$947,500
 For the property at the median, the sale price was 10.7% below CV.

 C.V
 \$1,100,000 to \$1,525,000
 Median
 \$1,175,000
 Mean
 \$1,243,750
 sale price was 10.7% below CV.

71 Avonleigh Road, Green Bay, Auckland





\$1.234.000 - 21 Dec 23 Land Area Last Sold 675 m² Floor Area Capital Value \$1,200,000 - 01 Jun 21 110 m² Land Value \$1,100,000 - 01 Jun 21 Roof Tile Profile Improvements \$100,000 Walls Brick Land Use Residence **Building Age** 1960-1969

15 Cleve Road, Green Bay, Auckland

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Last Sold \$1.252.000 - 15 Dec 23 Floor Area 150 m² Capital Value \$1,525,000 - 01 Jun 21 Roof Fibre Cement Land Value \$1.330.000 - 01 Jun 21 Walls Wood (incl Weatherboard) Improvements \$195.000 **Building Age** Prior to 1920 - exact age Land Use Home and Income unknown

97 Atkinson Road, Titirangi, Auckland

Land Area

 $812 \, \text{m}^2$

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 Last Sold
 \$1,110,000 - 07 Dec 23
 Land Area
 990 m²

 Capital Value
 \$1,150,000 - 01 Jun 21
 Floor Area
 118 m²

 Land Value
 \$1,025,000 - 01 Jun 21
 Roof
 Steel/G-Iron

 Improvements
 \$125,000
 Walls
 Wood (incl Weatherboard)

Land Use Residence Building Age 1950-1959

64 Stottholm Road, Titirangi, Auckland

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 Last Sold
 \$1,220,000 - 8 Feb 24
 Land Area
 675 m²

 Capital Value
 \$1,100,000 - 01 Jun 21
 Floor Area
 110 m²

 Land Value
 \$1,050,000 - 01 Jun 21
 Roof
 Tile Profile

 Improvements
 \$50,000
 Walls
 Wood (incl Weatherboard)

Land Use Residential Building Age 1960-1969

Recent Sales



Subject property: 34 Taupiko Place, Green Bay, Auckland

Prepared on: 12 February 2024

23 La Rosa Street, Green Bay, Auckland

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 Last Sold
 \$1,252,000

 Capital Value
 \$1,325,000

 Land Value
 \$590,000

 Improvements
 \$735,000

Land Use

\$1,252,000 - 1 Dec 23 \$1,325,000 - 01 Jun 21 \$590,000 - 01 Jun 21 \$735,000 Walls Wood (incl Weatherboard)

Building Age 1960-1969