

What is 224 Konini Road, Titirangi 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 **224 Konini 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: 224 Konini Road, Titirangi, Auckland

Prepared on: 2 November 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 | \$1,125,000 to \$1,370,000 | Median | \$1,277,500 | Mean | \$1,273,374 | For the property at the median, the sale price was 2.8% below CV. |
| C.V | \$1,125,000 to \$1,775,000 | Median | \$1,287,500 | Mean | \$1,337,500 | |

2 Kaurimu Rise, Titirangi, Auckland

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|----------------------|-------------------------|---------------------|--------------------|
| Last Sold | \$1,235,000 - 30 Aug 23 | Land Area | 801 m ² |
| Capital Value | \$1,250,000 - 01 Jun 21 | Floor Area | 230 m ² |
| Land Value | \$760,000 - 01 Jun 21 | Roof | Tile Profile |
| Improvements | \$490,000 | Walls | Brick |
| Land Use | Residential | Building Age | 1980-1989 |

23 Woodfern Crescent, Titirangi, Auckland

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|----------------------|-------------------------|---------------------|--------------------|
| Last Sold | \$1,275,000 - 07 Oct 23 | Land Area | 600 m ² |
| Capital Value | \$1,250,000 - 01 Jun 21 | Floor Area | 200 m ² |
| Land Value | \$730,000 - 01 Jun 21 | Roof | Tile Profile |
| Improvements | \$520,000 | Walls | Mixed Material |
| Land Use | Residence | Building Age | 1990-1999 |

91 Victory Road, Laingholm, Auckland

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|----------------------|-------------------------|---------------------|----------------------|
| 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 |

101 Captain Scott Road, Glen Eden, Auckland

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|----------------------|-------------------------|---------------------|--------------------------|
| Last Sold | \$1,125,000 - 28 Aug 23 | Land Area | 683 m ² |
| Capital Value | \$1,175,000 - 01 Jun 21 | Floor Area | 200 m ² |
| Land Value | \$1,025,000 - 01 Jun 21 | Roof | Tile Profile |
| Improvements | \$150,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Home and Income | Building Age | 1970-1979 |

Recent Sales

RayWhite

Subject property: 224 Konini Road, Titirangi, Auckland

Prepared on: 2 November 2023

163 Konini Road, Titirangi, Auckland

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|---------------|-------------------------|
| Last Sold | \$1,230,000 - 17 Jun 23 |
| Capital Value | \$1,775,000 - 01 Jun 21 |
| Land Value | \$1,250,000 - 01 Jun 21 |
| Improvements | \$525,000 |
| Land Use | Residential |

| | |
|--------------|--------------------------|
| Land Area | 3,723 m ² |
| Floor Area | 210 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1950-1959 |

7 Frenz Drive, Titirangi, Auckland

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|---------------|-------------------------|
| Last Sold | \$1,280,000 - 14 Sep 23 |
| Capital Value | \$1,325,000 - 01 Jun 21 |
| Land Value | \$660,000 - 01 Jun 21 |
| Improvements | \$665,000 |
| Land Use | Residence |

| | |
|--------------|--------------------|
| Land Area | 456 m ² |
| Floor Area | 200 m ² |
| Roof | Tile Profile |
| Walls | Mixed Material |
| Building Age | 2000-2009 |

5 Derwent Crescent, Titirangi, Auckland

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|---------------|-------------------------|
| Last Sold | \$1,370,000 - 08 Oct 23 |
| Capital Value | \$1,400,000 - 01 Jun 21 |
| Land Value | \$960,000 - 01 Jun 21 |
| Improvements | \$440,000 |
| Land Use | Residence |

| | |
|--------------|--------------------------|
| Land Area | 809 m ² |
| Floor Area | 210 m ² |
| Roof | Tile Profile |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1970-1979 |

236A Scenic Drive, Titirangi, Auckland

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|---------------|--------------------------|
| Last Sold | \$1,302,000 - 02 Oct 23 |
| Capital Value | \$1,400,000 - 01 Jun 21 |
| Land Value | \$660,000 - 01 Jun 21 |
| Improvements | \$740,000 |
| Land Use | Lifestyle Blocks Farmlet |

| | |
|--------------|----------------------|
| Land Area | 3,847 m ² |
| Floor Area | 193 m ² |
| Roof | Tile Profile |
| Walls | Brick |
| Building Age | 1970-1979 |

Residential Insights

RayWhite

Subject property: 224 Konini Road, Titirangi, Auckland

Prepared on: 2 November 2023

Suburb: Titirangi

Number of Sales



| | Last 3 Months | Last 6 Months | Last 12 Months |
|---|---------------|---------------|----------------|
| Number of Sales | 42 | 80 | 141 |
| Percentage of Titirangi's Properties Sold | 0.85% | 1.62% | 2.85% |

Sale Performance

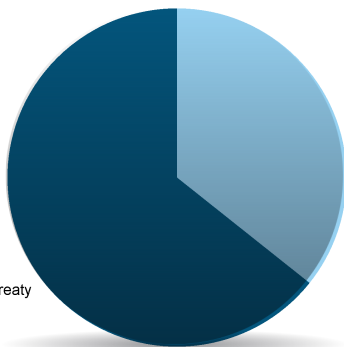
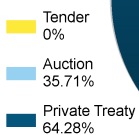


| | September 2023 | September 2022 | % Change | Oct 2023 | |
|---------------------|----------------|----------------|----------|-------------------|-------------|
| Median Days To Sell | 31 | 61 | ▼ 49% | Average Valuation | \$1,175,000 |
| Median Sale Price | \$1,010,000 | \$1,050,000 | ▼ 4% | Median List Price | NA |

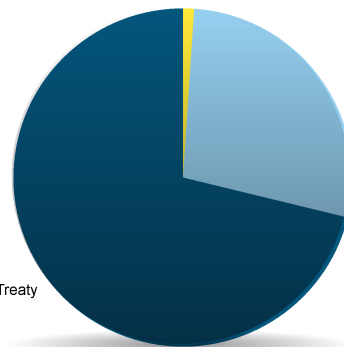
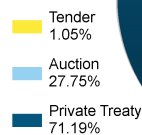
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Sale Types in September 2023

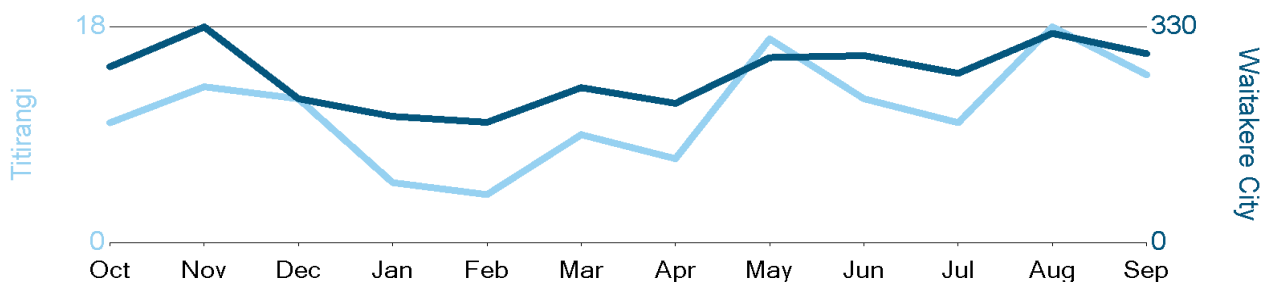
Titirangi



Auckland Super City



Number of Sales/Month in Titirangi and Waitakere City



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

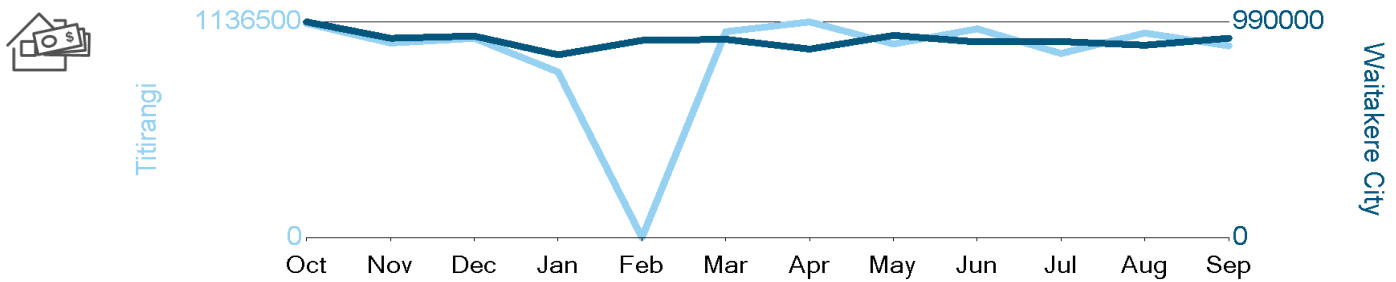
Residential Insights

RayWhite

Subject property: 224 Konini Road, Titirangi, Auckland

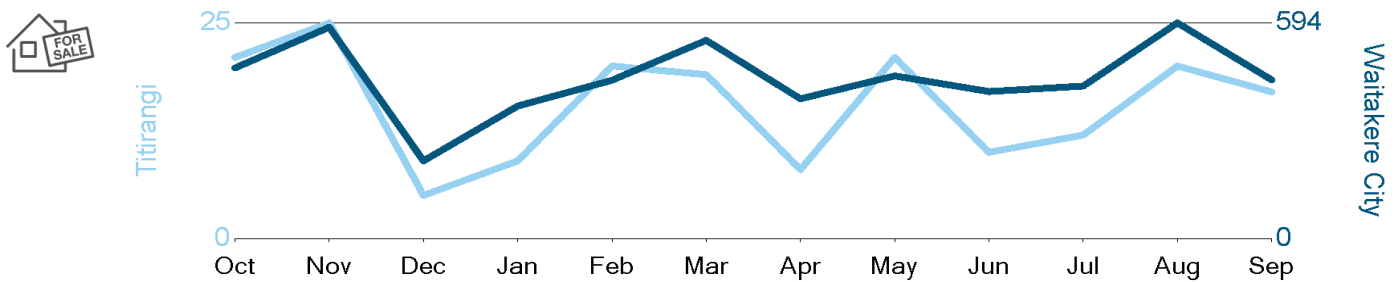
Prepared on: 2 November 2023

Median Sale Price in Titirangi and Waitakere City



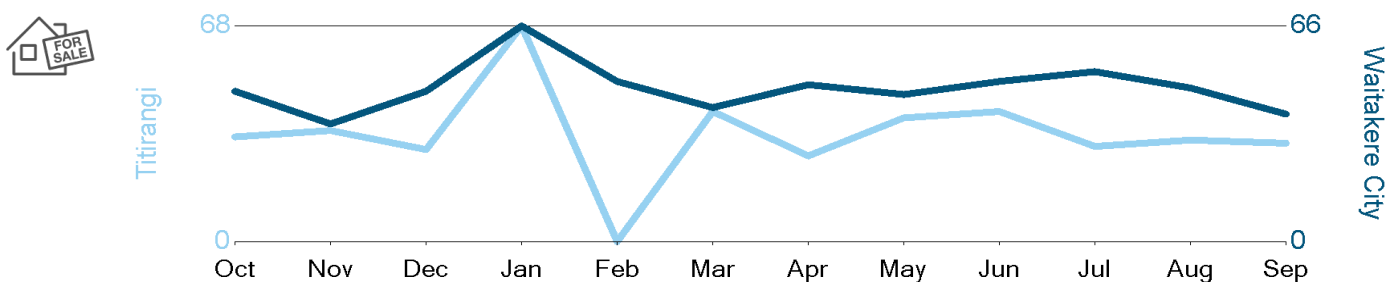
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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

Subject property: 224 Konini Road, Titirangi, Auckland

Prepared on: 2 November 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.