

What is 394 Huia Road, Laingholm Worth to You?

Method of Sale:

A **DEADLINE SALE** 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 **394 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.

THESE ARE ALL THE PROPERTIES SOLD WITH FLOOR AREAS OF 200m²+ IN LAINGHOLM & TITIRANGI IN THE PAST 6 MONTHS

Others sold on Huia Rd are No, 155, 366E, 395, 474 and 452

Prepared on: 1 February 2024

4 Ewing Road, Laingholm, Auckland

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Last Sold	\$1,775,000 - 14 Dec 23	Floor Area	250 m ²
Capital Value	\$1,450,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$880,000 - 01 Jun 21	Walls	Mixed Material
Improvements	\$570,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	1,401 m ²		

526 South Titirangi Road, Titirangi, Auckland

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Last Sold	\$1,310,000 - 28 Nov 23	Land Area	1,927 m ²
Capital Value	\$1,425,000 - 01 Jun 21	Floor Area	220 m ²
Land Value	\$760,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$665,000	Walls	Mixed Material
Land Use	Residence	Building Age	1970-1979

73 Woodfern Crescent, Titirangi, Auckland

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Last Sold	\$1,575,000 - 23 Nov 23	Floor Area	232 m ²
Capital Value	\$1,550,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$730,000 - 01 Jun 21	Walls	Mixed Material
Improvements	\$820,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	1,429 m ²		

216 Atkinson Road, Titirangi, Auckland

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Last Sold	\$1,980,000 - 11 Nov 23	Land Area	4,312 m ²
Capital Value	\$1,925,000 - 01 Jun 21	Floor Area	231 m ²
Land Value	\$1,350,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$575,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1940-1949

THESE ARE ALL THE PROPERTIES SOLD WITH FLOOR AREAS OF 200m²+ IN LAINGHOLM & TITIRANGI IN THE PAST 6 MONTHS

RayWhite

54 Kopiko Road, Titirangi, Auckland

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Last Sold	\$1,580,000 - 02 Nov 23	Land Area	3,139 m ²
Capital Value	\$1,800,000 - 01 Jun 21	Floor Area	227 m ²
Land Value	\$890,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$910,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

12 Greenwoods Close, Titirangi, Auckland

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Last Sold	\$1,600,000 - 25 Oct 23	Land Area	772 m ²
Capital Value	\$1,800,000 - 01 Jun 21	Floor Area	339 m ²
Land Value	\$660,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$1,140,000	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009

706 Huia Road, Parau, Auckland

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Last Sold	\$1,250,000 - 11 Oct 23	Land Area	4,000 m ²
Capital Value	\$1,275,000 - 01 Jun 21	Floor Area	270 m ²
Land Value	\$880,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$395,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

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

19 Fawcett Road, Laingholm, Auckland

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Last Sold	\$1,737,500 - 19 Sep 23	Land Area	3.8494 ha
Capital Value	\$1,775,000 - 01 Jun 21	Floor Area	270 m ²
Land Value	\$640,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$1,135,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

THESE ARE ALL THE PROPERTIES SOLD WITH FLOOR AREAS OF 200m²+ IN LAINGHOLM & TITIRANGI IN THE PAST 6 MONTHS

RayWhite

91 Victory Road, Laingholm, Auckland

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Last Sold	\$1,369,999 - 14 Sep 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

439 Titirangi Road, Titirangi, Auckland

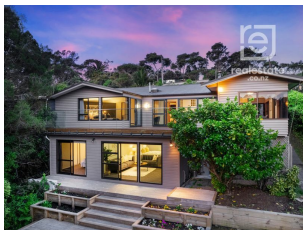
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Last Sold	\$1,660,000 - 17 Aug 23	Floor Area	213 m ²
Capital Value	\$1,925,000 - 01 Jun 21	Roof	Tile Profile
Land Value	\$1,000,000 - 01 Jun 21	Walls	Wood (incl Weatherboard)
Improvements	\$925,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	1,815 m ²		

7 Inaka Place, Titirangi, Auckland

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Last Sold	\$1,420,000 - 18 Nov 23	Land Area	938 m ²
Capital Value	\$1,350,000 - 01 Jun 21	Floor Area	207 m ²
Land Value	\$870,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$480,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

228 Golf Road, Titirangi, Auckland

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Last Sold	\$1,575,000 - 24 Oct 23	Land Area	1,197 m ²
Capital Value	\$1,575,000 - 01 Jun 21	Floor Area	260 m ²
Land Value	\$1,225,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$350,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	2010-2019

87B Kaurilands Road, Titirangi, Auckland

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Last Sold	\$1,700,000 - 20 Sep 23	Floor Area	272 m ²
Capital Value	\$1,625,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$1,150,000 - 01 Jun 21	Walls	Wood (incl Weatherboard)
Improvements	\$475,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	1,790 m ²		