

What is 354 Huia Road, Titirangi Worth to You?

Method of Sale:

BY NEGOTIATION 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 **354 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.

Recent Sales

RayWhite

Subject property: 354 Huia Road, Titirangi, Auckland

Prepared on: 29 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	\$780,000 to \$1,325,000	Median	\$810,000	Mean	\$884,875	For the property at the median, the sale price was 13.9% below CV.
C.V	\$870,000 to \$1,350,000	Median	\$1,025,000	Mean	\$1,046,250	

41 Laingholm Drive, Laingholm, Auckland

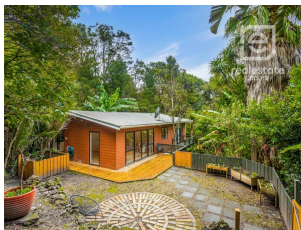
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Last Sold	\$800,000 - 14 Feb 24	Land Area	847 m ²
Capital Value	\$920,000 - 01 Jun 21	Floor Area	100 m ²
Land Value	\$445,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$475,000	Walls	Mixed Material
Land Use	Residence	Building Age	1940-1949

56 Tanekaha Road, Titirangi, Auckland

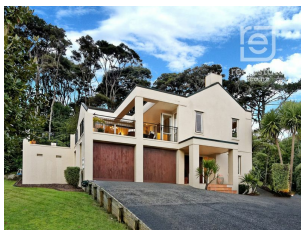
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Last Sold	\$829,000 - 16 Jan 24	Land Area	1,007 m ²
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	150 m ²
Land Value	\$610,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$515,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

23A Woodfern Crescent, Titirangi, Auckland

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Last Sold	\$810,000 - 08 Jun 23	Land Area	693 m ²
Capital Value	\$1,350,000 - 01 Jun 21	Floor Area	210 m ²
Land Value	\$750,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$600,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	1990-1999

9B Ambler Avenue, Glen Eden, Auckland

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Last Sold	\$795,000 - 22 Nov 23	Land Area	508 m ²
Capital Value	\$1,100,000 - 01 Jun 21	Floor Area	160 m ²
Land Value	\$500,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$600,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	1990-1999

Recent Sales

RayWhite

Subject property: 354 Huia Road, Titirangi, Auckland

Prepared on: 29 February 2024

3 Pilsdon Place, New Lynn, Auckland

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Last Sold \$930,000 - 05 Dec 23
Capital Value \$930,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$290,000
Land Use Residential

Land Area 323 m²
Floor Area 200 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 1990-1999

72L Seabrook Avenue, New Lynn, Auckland

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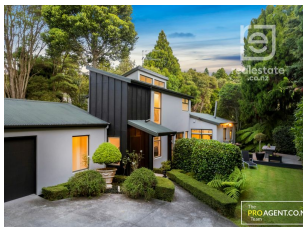


Last Sold \$780,000 - 22 Dec 23
Capital Value \$870,000 - 01 Jun 21
Land Value \$610,000 - 01 Jun 21
Improvements \$260,000
Land Use Residence

Land Area 352 m²
Floor Area 120 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 2000-2009

474 Huia Road, Laingholm, Auckland

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Last Sold \$1,325,000 - 16 Jan 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$705,000
Land Use Residence

Land Area 1,750 m²
Floor Area 187 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1960-1969

Recent plaster home, exceptional condition

430 Huia Road, Laingholm, Auckland

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Last Sold \$810,000 - 20 Apr 22
Capital Value \$950,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$530,000
Land Use Residence

Land Area 1,135 m²
Floor Area 123 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 2000-2009

This is an older sale, but was a plaster home with no final CCC.

Current Properties For Sale

RayWhite

Subject property: 354 Huia Road, Titirangi, Auckland

Prepared on: 29 February 2024

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.

91A Woodglen Road, Glen Eden, Auckland

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Listed	30 Nov 2023 Asking Price	Land Area	450 m ²
	\$779,000	Floor Area	94 m ²
Capital Value	\$970,000	Roof	Steel/G-Iron
Land Value	\$580,000	Walls	Roughcast, etc
Improvements	\$390,000	Building Age	1990-1999
Category	Residential House		

8 Withers Road, Glen Eden, Auckland

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Listed	25 Jan 2024 \$930,000	Land Area	391 m ²
Capital Value	\$970,000	Floor Area	149 m ²
Land Value	\$350,000	Roof	Tile Profile
Improvements	\$620,000	Walls	Roughcast, etc
Category	Residential House	Building Age	1980-1989