

## What is 78 Waima Road, Titirangi Worth to You?

### 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: 78 Waima Crescent, Titirangi, Auckland

Prepared on: 7 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** \$1,050,000 to \$1,225,000    **Median** \$1,135,000    **Mean** \$1,126,333    For the property at the median, the sale price was 0.6% above CV.  
**C.V** \$840,000 to \$1,175,000    **Median** \$1,075,000    **Mean** \$1,049,444

## 50 Waima Crescent, Titirangi, Auckland

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**Last Sold** \$1,157,000 - 24 Nov 23  
**Capital Value** \$1,150,000 - 01 Jun 21  
**Land Value** \$490,000 - 01 Jun 21  
**Improvements** \$660,000  
**Land Use** Residence

**Land Area** 1,029 m<sup>2</sup>  
**Floor Area** 120 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

## 113 Woodlands Park Road, Titirangi, Auckland

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**Last Sold** \$1,225,000 - 10 Nov 23  
**Capital Value** \$1,100,000 - 01 Jun 21  
**Land Value** \$540,000 - 01 Jun 21  
**Improvements** \$560,000  
**Land Use** Residential

**Land Area** 814 m<sup>2</sup>  
**Floor Area** 130 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Mixed Material  
**Building Age** 1960-1969

## 12 Ngaio Road, Titirangi, Auckland

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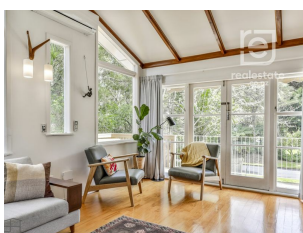


**Last Sold** \$1,205,000 - 13 Dec 23  
**Capital Value** \$930,000 - 01 Jun 21  
**Land Value** \$470,000 - 01 Jun 21  
**Improvements** \$460,000  
**Land Use** Residence  
**Land Area** 1,303 m<sup>2</sup>

**Floor Area** 90 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** Prior to 1920 - exact age unknown

## 2 Tainui Road, Titirangi, Auckland

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**Last Sold** \$1,050,000 - 19 Dec 23  
**Capital Value** \$1,075,000 - 01 Jun 21  
**Land Value** \$500,000 - 01 Jun 21  
**Improvements** \$575,000  
**Land Use** Residence

**Land Area** 822 m<sup>2</sup>  
**Floor Area** 120 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1960-1969

# Recent Sales

**RayWhite**

Subject property: 78 Waima Crescent, Titirangi, Auckland

Prepared on: 7 February 2024

## 97 Atkinson Road, Titirangi, Auckland

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Last Sold \$1,110,000 - 07 Dec 23  
Capital Value \$1,150,000 - 01 Jun 21  
Land Value \$1,025,000 - 01 Jun 21  
Improvements \$125,000  
Land Use Residence

Land Area 990 m<sup>2</sup>  
Floor Area 118 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1950-1959

## 71 Takahe Road, Titirangi, Auckland

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Last Sold \$1,065,000 - 06 Dec 23  
Capital Value \$1,075,000 - 01 Jun 21  
Land Value \$640,000 - 01 Jun 21  
Improvements \$435,000  
Land Use Residence

Land Area 835 m<sup>2</sup>  
Floor Area 101 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1980-1989

## 11 Tane Road, Laingholm, Auckland

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Last Sold \$1,140,000 - 17 Nov 23  
Capital Value \$950,000 - 01 Jun 21  
Land Value \$510,000 - 01 Jun 21  
Improvements \$440,000  
Land Use Residence

Land Area 1,017 m<sup>2</sup>  
Floor Area 120 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Concrete  
Building Age 1950-1959

## 452 Huia Road, Laingholm, Auckland

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Last Sold \$1,050,000 - 16 Nov 23  
Capital Value \$840,000 - 01 Jun 21  
Land Value \$445,000 - 01 Jun 21  
Improvements \$395,000  
Land Use Residential  
Land Area 1,090 m<sup>2</sup>

Floor Area 99 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Fibre Cement  
Building Age Prior to 1920 - exact age unknown

## 110 Takahe Road, Titirangi, Auckland

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Last Sold \$1,135,000 - 15 Nov 23  
Capital Value \$1,175,000 - 01 Jun 21  
Land Value \$710,000 - 01 Jun 21  
Improvements \$465,000  
Land Use Residence

Land Area 809 m<sup>2</sup>  
Floor Area 150 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1950-1959