

What is 12 Victory Road, Laingholm Worth to You?

Method of Sale:

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 **12 Victory Road** is worth to you, we have included recent sales from the area.

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

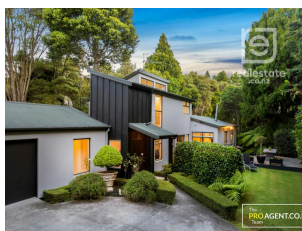
Prepared on: 7 February 2024

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	\$970,000 to \$1,775,000	Median	\$1,172,500	Mean	\$1,264,749	For the property at the median, the sale price was 16.0% above CV.
C.V	\$840,000 to \$1,775,000	Median	\$1,042,500	Mean	\$1,142,500	

474 Huia Road, Laingholm, Auckland

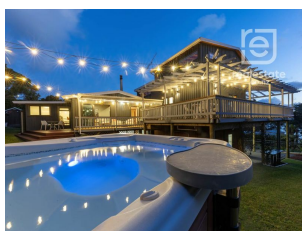
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Last Sold	\$1,325,000 - 16 Jan 24	Land Area	1,750 m ²
Capital Value	\$1,125,000 - 01 Jun 21	Floor Area	187 m ²
Land Value	\$420,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$705,000	Walls	Mixed Material
Land Use	Residence	Building Age	1960-1969

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		

11 Tane Road, Laingholm, Auckland

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Last Sold	\$1,140,000 - 17 Nov 23	Land Area	1,017 m ²
Capital Value	\$950,000 - 01 Jun 21	Floor Area	120 m ²
Land Value	\$510,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$440,000	Walls	Concrete
Land Use	Residence	Building Age	1950-1959

452 Huia Road, Laingholm, Auckland

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Last Sold	\$1,050,000 - 16 Nov 23	Floor Area	99 m ²
Capital Value	\$840,000 - 01 Jun 21	Roof	Steel/G-Iron
Land Value	\$445,000 - 01 Jun 21	Walls	Fibre Cement
Improvements	\$395,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residential		
Land Area	1,090 m ²		

Recent Sales

RayWhite

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38 Victory Road, Laingholm, Auckland

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Last Sold \$970,000 - 06 Nov 23
Capital Value \$900,000 - 01 Jun 21
Land Value \$475,000 - 01 Jun 21
Improvements \$425,000
Land Use Residence
Land Area 1,050 m²

Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

15 Laingholm Drive, Laingholm, Auckland

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Last Sold \$990,000 - 01 Nov 23
Capital Value \$960,000 - 01 Jun 21
Land Value \$540,000 - 01 Jun 21
Improvements \$420,000
Land Use Residence

Land Area 966 m²
Floor Area 130 m²
Roof Malthoid/Fab
Walls Wood (incl Weatherboard)
Building Age 1940-1949

7 Dorothy Road, Laingholm, Auckland

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Last Sold \$1,205,000 - 22 Oct 23
Capital Value \$1,350,000 - 01 Jun 21
Land Value \$440,000 - 01 Jun 21
Improvements \$910,000
Land Use Residential

Land Area 882 m²
Floor Area 160 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 2000-2009

19 Fawcett Road, Laingholm, Auckland

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Last Sold \$1,737,500 - 19 Sep 23
Capital Value \$1,775,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$1,135,000
Land Use Residence

Land Area 3.8494 ha
Floor Area 270 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

91 Victory Road, Laingholm, Auckland

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Last Sold \$1,369,999 - 14 Sep 23
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$535,000
Land Use Residence

Land Area 1,019 m²
Floor Area 240 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1940-1949

Recent Sales

Prepared on: 7 February 2024

RayWhite

57 Victory Road, Laingholm, Auckland

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Last Sold \$1,085,000 - 01 Sep 23
Capital Value \$950,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$440,000
Land Use Residence

Land Area 1,315 m²
Floor Area 118 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999