

## What is 23 Victory Road, Laingholm Worth to You?

To help you with deciding what **23 Victory Road** is worth to you, we have included recent sales from the area.

### Our Property Owner:

The owners have priced 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 presenting an offer, 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:** 23 Victory Road, Laingholm, Auckland

**Prepared on:** 7 March 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.

<b>Sale Price</b>	\$800,000 to \$1,325,000	<b>Median</b>	\$1,050,000	<b>Mean</b>	\$1,052,777	For the property at the median, the sale price was 2.7% above CV.
<b>C.V</b>	\$840,000 to \$1,175,000	<b>Median</b>	\$960,000	<b>Mean</b>	\$997,222	

## 474 Huia Road, Laingholm, Auckland

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

## 15 Fawcett Road, Laingholm, Auckland

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<b>Last Sold</b>	\$965,000 - 20 Feb 24	<b>Land Area</b>	809 m <sup>2</sup>
<b>Capital Value</b>	\$940,000 - 01 Jun 21	<b>Floor Area</b>	120 m <sup>2</sup>
<b>Land Value</b>	\$420,000 - 01 Jun 21	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$520,000	<b>Walls</b>	Fibre Cement
<b>Land Use</b>	Residence	<b>Building Age</b>	1970-1979

## 41 Laingholm Drive, Laingholm, Auckland

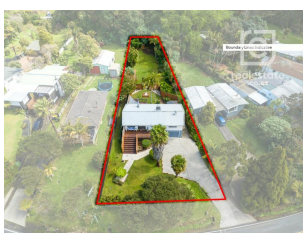
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<b>Last Sold</b>	\$800,000 - 14 Feb 24	<b>Land Area</b>	847 m <sup>2</sup>
<b>Capital Value</b>	\$920,000 - 01 Jun 21	<b>Floor Area</b>	100 m <sup>2</sup>
<b>Land Value</b>	\$445,000 - 01 Jun 21	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$475,000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

## 673 Huia Road, Parau, Auckland

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<b>Last Sold</b>	\$985,000 - 11 Dec 23	<b>Land Area</b>	989 m <sup>2</sup>
<b>Capital Value</b>	\$990,000 - 01 Jun 21	<b>Floor Area</b>	180 m <sup>2</sup>
<b>Land Value</b>	\$770,000 - 01 Jun 21	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$220,000	<b>Walls</b>	Plastic
<b>Land Use</b>	Residential	<b>Building Age</b>	1970-1979

# Recent Sales

**RayWhite**

Subject property: 23 Victory Road, Laingholm, Auckland

Prepared on: 7 March 2024

## 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

## 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** Residential

**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

## 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 m<sup>2</sup>  
**Floor Area** 130 m<sup>2</sup>  
**Roof** Malthoid/Fab  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1940-1949