

What is 478 Huia Road, Laingholm Worth to You?

To help you with deciding what **478 Huia Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

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

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	\$952,000 to \$1,110,000	Median	\$1,067,500	Mean	\$1,049,250	For the property at the median, the sale price was 2.1% below CV.
C.V	\$890,000 to \$1,300,000	Median	\$1,087,500	Mean	\$1,080,625	

482 Huia Road, Laingholm, Auckland

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Last Sold	\$952,000 - 15 Apr 24
Capital Value	\$950,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$530,000
Land Use	Residence

Land Area	905 m ²
Floor Area	130 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

33 Lookout Drive, Laingholm, Auckland

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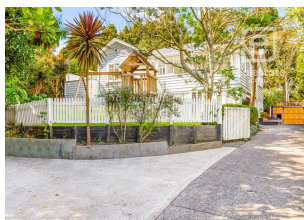


Last Sold	\$1,075,000 - 08 May 24
Capital Value	\$1,125,000 - 01 Jun 21
Land Value	\$570,000 - 01 Jun 21
Improvements	\$555,000
Land Use	Residence

Land Area	1,282 m ²
Floor Area	130 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

88 Woodlands Park Road, Titirangi, Auckland

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Last Sold	\$1,110,000 - 24 May 24
Capital Value	\$1,200,000 - 01 Jun 21
Land Value	\$540,000 - 01 Jun 21
Improvements	\$660,000
Land Use	Residence

Land Area	1,012 m ²
Floor Area	200 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1920-1929

78 Waima Crescent, Titirangi, Auckland

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Last Sold	\$1,089,000 - 17 May 24
Capital Value	\$1,200,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$700,000
Land Use	Residence
Land Area	1,022 m ²

Floor Area	137 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	Prior to 1920 - exact age unknown

15 Western Road, Laingholm, Auckland

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Last Sold	\$975,000 - 19 Apr 24
Capital Value	\$890,000 - 01 Jun 21
Land Value	\$420,000 - 01 Jun 21
Improvements	\$470,000
Land Use	Residence

Land Area	1,169 m ²
Floor Area	90 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1940-1949

478 HUIA ROAD, LAINGHOLM, AUCKLAND

Recent sales

144 Victory Road, Laingholm, Auckland

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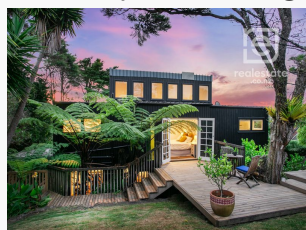


Last Sold \$1,095,000 - 05 Apr 24
Capital Value \$930,000 - 01 Jun 21
Land Value \$370,000 - 01 Jun 21
Improvements \$560,000
Land Use Residence

Land Area 1,222 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1940-1949

6 Victory Road, Laingholm, Auckland

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Last Sold \$1,060,000 - 20 Mar 24
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$420,000 - 01 Jun 21
Improvements \$630,000
Land Use Residence

Land Area 1,065 m²
Floor Area 160 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

92 Scenic Drive, Titirangi, Auckland

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Last Sold \$1,038,000 - 09 May 24
Capital Value \$1,300,000 - 01 Jun 21
Land Value \$670,000 - 01 Jun 21
Improvements \$630,000
Land Use Residence

Land Area 990 m²
Floor Area 184 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1990-1999