

What is 33D Landing 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 a deadline sale these methods allow the current market to determine the final sale price. To help you with deciding what **33D Landing Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a by negotiation 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 making your offer, you will stand the best chance of owning this home.

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.

33D LANDING ROAD, TITIRANGI

Comparable 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	\$850,000 to \$1,175,000	Median	\$990,000	Mean	\$990,438	For the property at the median, the sale price was 5.4% below CV.
C.V	\$740,000 to \$1,300,000	Median	\$1,050,000	Mean	\$1,043,181	

3 Minnehaha Avenue, Titirangi, Auckland

3 1 4



Last Sold \$930,824 - 03 Mar 25
Capital Value \$860,000 - 01 May 24
Land Value \$525,000 - 01 May 24
Improvements \$335,000
Land Use Residence

Land Area 1,416 m²
Floor Area 68 m²
Roof Tile Profile
Walls Fibre Cement
Building Age Mixed/Remod

84A Woodlands Park Road, Titirangi, Auckland

3 2 5



Last Sold \$970,000 - 08 Jul 25
Capital Value \$1,025,000 - 01 May 24
Land Value \$600,000 - 01 May 24
Improvements \$425,000
Land Use Residence

Land Area 798 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

30 Tainui Road, Titirangi, Auckland

3 2 1

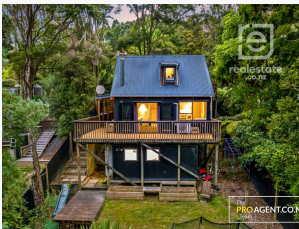


Last Sold \$1,020,000 - 27 Feb 25
Capital Value \$1,125,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$475,000
Land Use Residential

Land Area 1,639 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

138 Laingholm Drive, Laingholm, Auckland

3 1 3



Last Sold \$870,000 - 14 Mar 25
Capital Value \$740,000 - 01 May 24
Land Value \$500,000 - 01 May 24
Improvements \$240,000
Land Use Residence

Land Area 817 m²
Floor Area 74 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

3 Paturua Road, Titirangi, Auckland

3 2 3



Last Sold \$1,050,000 - 26 Jun 25
Capital Value \$1,225,000 - 01 May 24
Land Value \$660,000 - 01 May 24
Improvements \$565,000
Land Use Residence

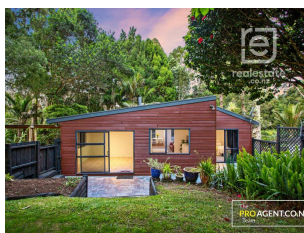
Land Area 1,012 m²
Floor Area 165 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979

33D LANDING ROAD, TITIRANGI

Comparable sales

30 Sylvan Valley Avenue, Titirangi, Auckland

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Last Sold \$850,000 - 19 Jun 25
Capital Value \$1,050,000 - 01 May 24
Land Value \$500,000 - 01 May 24
Improvements \$550,000
Land Use Residence

Land Area 1,108 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

29 Hollywood Avenue, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold \$1,175,000 - 18 Jun 25
Capital Value \$1,100,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$450,000
Land Use Residence

Land Area 819 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

71 Kohu Road, Titirangi, Auckland

3 🚗 1 🚗 4 🚗



Last Sold \$1,050,000 - 13 Jun 25
Capital Value \$1,300,000 - 01 May 24
Land Value \$850,000 - 01 May 24
Improvements \$450,000
Land Use Residence

Land Area 1,510 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

68 Wood Bay Road, Titirangi, Auckland

3 🚗 2 🚗 1 🚗

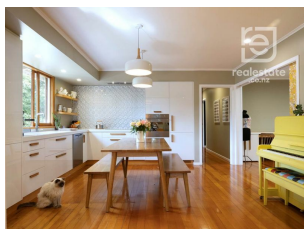


Last Sold \$915,000 - 22 May 25
Capital Value \$980,000 - 01 May 24
Land Value \$600,000 - 01 May 24
Improvements \$380,000
Land Use Residence

Land Area 1,057 m²
Floor Area 131 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Mixed/Remod

53 Sylvan Valley Avenue, Titirangi, Auckland

3 🚗 1 🚗 3 🚗



Last Sold \$990,000 - 17 Apr 25
Capital Value \$970,000 - 01 May 24
Land Value \$550,000 - 01 May 24
Improvements \$420,000
Land Use Residence

Land Area 1,303 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

52 Otitori Bay Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold \$1,074,000 - 09 Jul 25
Capital Value \$1,100,000 - 01 May 24
Land Value \$640,000 - 01 May 24
Improvements \$460,000
Land Use Residence

Land Area 1,183 m²
Floor Area 160 m²
Roof Tile Profile
Walls Brick
Building Age 1940-1949