

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, AUCKLAND

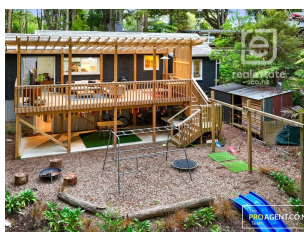
Recent sales

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 \$860,000 to \$1,255,000 **Median** \$1,035,000 **Mean** \$1,023,985 For the property at the median, the sale price was 8.0% below CV.
C.V \$720,000 to \$1,450,000 **Median** \$1,125,000 **Mean** \$1,114,166

3 Minnehaha Avenue, Titirangi, Auckland

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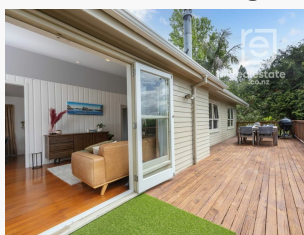


Last Sold \$930,824 - 03 Mar 25
Capital Value \$950,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$480,000
Land Use Residence

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

678 South Titirangi Road, Titirangi, Auckland

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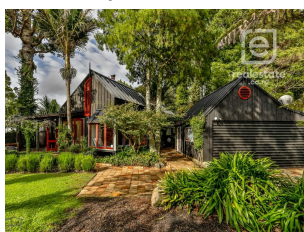


Last Sold \$975,000 - 18 Dec 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$485,000
Land Use Residence

Land Area 1,077 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

24 Hollywood Avenue, Titirangi, Auckland

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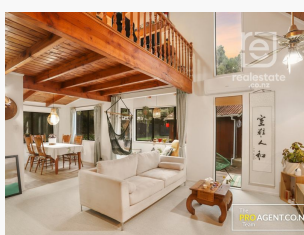


Last Sold \$1,070,000 - 11 Oct 24
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$460,000 - 01 Jun 21
Improvements \$640,000
Land Use Residence

Land Area 814 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

84A Woodlands Park Road, Titirangi, Auckland

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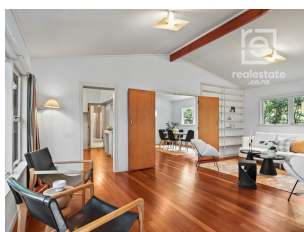


Last Sold \$990,000 - 10 Sep 24
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$480,000 - 01 Jun 21
Improvements \$645,000
Land Use Residence

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 \$1,250,000 - 01 Jun 21
Land Value \$560,000 - 01 Jun 21
Improvements \$690,000
Land Use Residence

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

33D LANDING ROAD, TITIRANGI, AUCKLAND

Recent sales

138 Laingholm Drive, Laingholm, Auckland

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Last Sold \$870,000 - 14 Mar 25
Capital Value \$720,000 - 01 Jun 21
Land Value \$430,000 - 01 Jun 21
Improvements \$290,000
Land Use Residence

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

29 Sylvan Valley Avenue, Titirangi, Auckland

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Last Sold \$1,082,000 - 14 Mar 25
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$590,000
Land Use Residence

Land Area 969 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

7 Minnehaha Avenue, Titirangi, Auckland

3 🚗 2 🚲



Last Sold \$1,080,000 - 28 Feb 25
Capital Value \$1,125,000 - 01 Jun 21
Land Value \$470,000 - 01 Jun 21
Improvements \$655,000
Land Use Residence

Land Area 1,146 m²
Floor Area 140 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1980-1989

161 Scenic Drive, Titirangi, Auckland

3 🚗 2 🚲 1 🚗



Last Sold \$1,255,000 - 28 Jan 25
Capital Value \$1,225,000 - 01 Jun 21
Land Value \$620,000 - 01 Jun 21
Improvements \$605,000
Land Use Residential

Land Area 2,023 m²
Floor Area 180 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1960-1969

14 Cochran Road, Oratia, Auckland

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Last Sold \$1,105,000 - 21 Jan 25
Capital Value \$1,450,000 - 01 Jun 21
Land Value \$620,000 - 01 Jun 21
Improvements \$830,000
Land Use Lifestyle Blocks Farmlet

Land Area 5,600 m²
Floor Area 177 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

26 Kauri Point Road, Laingholm, Auckland

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Last Sold \$860,000 - 17 May 24
Capital Value \$1,000,000 - 01 Jun 21
Land Value \$710,000 - 01 Jun 21
Improvements \$290,000
Land Use Residence

Land Area 3,162 m²
Floor Area 132 m²
Roof Fibre Cement
Walls Mixed Material
Building Age 1940-1949

33D LANDING ROAD, TITIRANGI, AUCKLAND

Recent sales

334 Huia Road, Titirangi, Auckland



Last Sold \$1,050,000 - 30 Apr 24
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$630,000 - 01 Jun 21
Improvements \$570,000
Land Use Residence

Land Area 4,502 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

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