

What is this Section Worth to You?

Method of Sale:

An **AUCTION** 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 price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **708 South Titirangi Rd** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen an Auction process to sell their home and may be open to pre-auction offers.

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.

19 Paturua Road, Titirangi, Auckland



Last Sold	\$250,000 - 13 Jun 25	Land Area	822 m ²
Capital Value	\$425,000 - 01 May 24	Floor Area	
Land Value	\$400,000 - 01 May 24	Roof	Unknown
Improvements	\$25,000	Walls	Unknown
Land Use	Residential	Building Age	Unknown

661C South Titirangi Road, Titirangi, Auckland



Last Sold	\$435,000 - 18 Aug 25	Land Area	2,083 m ²
Capital Value	\$600,000 - 01 May 24	Floor Area	
Land Value	\$600,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

636A South Titirangi Road, Titirangi, Auckland

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Last Sold	\$450,000 - 03 Feb 25	Land Area	2,036 m ²
Capital Value	\$400,000 - 01 May 24	Floor Area	
Land Value	\$400,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential	Building Age	Unknown

14 Scenic Drive, Titirangi, Auckland



Last Sold	\$730,000 - 30 Jun 25	Land Area	4,0000 ha
Capital Value	\$950,000 - 01 May 24	Floor Area	
Land Value	\$950,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

9D Waima Crescent, Titirangi, Auckland



Last Sold	\$1,700,000 - 17 Jul 25	Land Area	6,025 m ²
Capital Value	\$800,000 - 01 May 24	Floor Area	
Land Value	\$800,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residence	Building Age	Unknown