

What is 2/2 Earl Road, Titirangi Worth to You?

Method of Sale:

A **DEADLINE SALE** 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 **2/2 Earl Road** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a deadline sale 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 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.

2/2 EARL 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	\$540,000 to \$725,000	Median	\$644,000	Mean	\$639,750	For the property at the median, the sale price was 18.8% below CV.
C.V	\$540,000 to \$990,000	Median	\$760,000	Mean	\$772,222	

23 Stottholm Road, Titirangi, Auckland

2 1 3

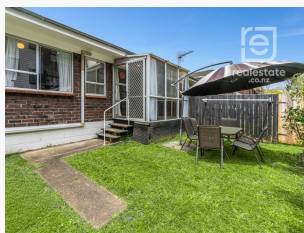


Last Sold	\$725,000 - 27 May 25
Capital Value	\$990,000 - 01 Jun 21
Land Value	\$660,000 - 01 Jun 21
Improvements	\$330,000
Land Use	Residence

Land Area	
Floor Area	110 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

2/121 Gardner Avenue, New Lynn, Auckland

2 1 1



Last Sold	\$589,000 - 08 May 25
Capital Value	\$770,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$270,000
Land Use	Unit

Land Area	
Floor Area	60 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1970-1979

2/1 Akehurst Avenue, New Lynn, Auckland

2 1 2



Last Sold	\$644,000 - 16 Apr 25
Capital Value	\$710,000 - 01 Jun 21
Land Value	\$395,000 - 01 Jun 21
Improvements	\$315,000
Land Use	Residence

Land Area	
Floor Area	100 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1970-1979

3/31 Gardner Avenue, New Lynn, Auckland

2 1 2



Last Sold	\$701,000 - 14 Apr 25
Capital Value	\$750,000 - 01 Jun 21
Land Value	\$530,000 - 01 Jun 21
Improvements	\$220,000
Land Use	Unit

Land Area	
Floor Area	100 m ²
Roof	Steel/G-Iron
Walls	Concrete
Building Age	1970-1979

28 Faith Bullock Place, New Lynn, Auckland

2 1



Last Sold	\$645,000 - 01 Apr 25
Capital Value	\$760,000 - 01 Jun 21
Land Value	\$485,000 - 01 Jun 21
Improvements	\$275,000
Land Use	Unit

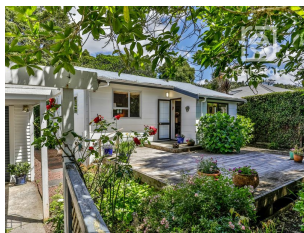
Land Area	
Floor Area	70 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1970-1979

2/2 EARL ROAD, TITIRANGI, AUCKLAND

Recent Sales

561 South Titirangi Road, Titirangi, Auckland

1  1  2 



Last Sold \$698,750 - 13 Dec 24
Capital Value \$910,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$270,000
Land Use Residential

Land Area 1,695 m²
Floor Area 71 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

2/70 Cliff View Drive, Green Bay, Auckland

1 



Last Sold \$630,000 - 05 May 25
Capital Value \$800,000 - 01 Jun 21
Land Value \$590,000 - 01 Jun 21
Improvements \$210,000
Land Use Residence

Land Area
Floor Area 70 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1970-1979

3/81 Hutchinson Avenue, New Lynn, Auckland

1  1  1 



Last Sold \$585,000 - 13 Dec 24
Capital Value \$720,000 - 01 Jun 21
Land Value \$410,000 - 01 Jun 21
Improvements \$310,000
Land Use Residence

Land Area
Floor Area 60 m²
Roof Tile Profile
Walls Brick
Building Age 1970-1979

2/27 Nikau Street, New Lynn, Auckland

1  1 



Last Sold \$540,000 - 07 Feb 25
Capital Value \$540,000 - 01 Jun 21
Land Value \$290,000 - 01 Jun 21
Improvements \$250,000
Land Use Residence

Land Area
Floor Area 50 m²
Roof Tile Profile
Walls Brick
Building Age 1970-1979