

## What is 8 Mceldowney 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 **8 Mceldowney 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.

# Recent Sales

**RayWhite**

**Subject property:** 8 Mceldowney Road, Titirangi, Auckland

**Prepared on:** 31 July 2025

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.

<b>Sale Price</b>	\$830,000 to \$1,150,000	<b>Median</b>	\$930,000	<b>Mean</b>	\$951,666	For the property at the median, the sale price was 2.4% below CV.
<b>C.V</b>	\$850,000 to \$1,100,000	<b>Median</b>	\$1,000,000	<b>Mean</b>	\$987,777	

## 704 South Titirangi Road, Titirangi, Auckland

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<b>Last Sold</b>	\$960,000 - 09 Jul 25	<b>Land Area</b>	910 m <sup>2</sup>
<b>Capital Value</b>	\$1,050,000 - 01 May 24	<b>Floor Area</b>	150 m <sup>2</sup>
<b>Land Value</b>	\$610,000 - 01 May 24	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$440,000	<b>Walls</b>	Fibre Cement
<b>Land Use</b>	Residence	<b>Building Age</b>	1980-1989

## 11C Konini Road, Titirangi, Auckland

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<b>Last Sold</b>	\$830,000 - 16 Jun 25	<b>Land Area</b>	427 m <sup>2</sup>
<b>Capital Value</b>	\$850,000 - 01 May 24	<b>Floor Area</b>	86 m <sup>2</sup>
<b>Land Value</b>	\$550,000 - 01 May 24	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$300,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	Unknown

## 29A Lookout Drive, Laingholm, Auckland

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<b>Last Sold</b>	\$880,000 - 10 Jul 25	<b>Land Area</b>	1,045 m <sup>2</sup>
<b>Capital Value</b>	\$980,000 - 01 May 24	<b>Floor Area</b>	80 m <sup>2</sup>
<b>Land Value</b>	\$700,000 - 01 May 24	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$280,000	<b>Walls</b>	Fibre Cement
<b>Land Use</b>	Residence	<b>Building Age</b>	Mixed/Remod

## 20 Laingfield Terrace, Laingholm, Auckland

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<b>Last Sold</b>	\$1,150,000 - 18 Jul 25	<b>Land Area</b>	2,000 m <sup>2</sup>
<b>Capital Value</b>	\$1,100,000 - 01 May 24	<b>Floor Area</b>	95 m <sup>2</sup>
<b>Land Value</b>	\$800,000 - 01 May 24	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$300,000	<b>Walls</b>	Aluminum
<b>Land Use</b>	Residence	<b>Building Age</b>	1990-1999

# Recent Sales

**RayWhite**

**Subject property:** 8 Mceldowney Road, Titirangi, Auckland

**Prepared on:** 31 July 2025

## 35 La Rosa Street, Green Bay, Auckland

3 1 3



**Last Sold** \$855,000 - 30 Apr 25  
**Capital Value** \$1,050,000 - 01 May 24  
**Land Value** \$950,000 - 01 May 24  
**Improvements** \$100,000  
**Land Use** Residence

**Land Area** 680 m<sup>2</sup>  
**Floor Area** 85 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Stone  
**Building Age** 1960-1969

## 767 South Titirangi Road, Titirangi, Auckland

3 1 5



**Last Sold** \$1,113,000 - 02 Apr 25  
**Capital Value** \$1,100,000 - 01 May 24  
**Land Value** \$700,000 - 01 May 24  
**Improvements** \$400,000  
**Land Use** Residential

**Land Area** 1,088 m<sup>2</sup>  
**Floor Area** 130 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** Mixed/Remod

## 156A Glengarry Road, Glen Eden, Auckland

2 1 3



**Last Sold** \$855,000 - 26 May 25  
**Capital Value** \$850,000 - 01 May 24  
**Land Value** \$520,000 - 01 May 24  
**Improvements** \$330,000  
**Land Use** Residential

**Land Area** 896 m<sup>2</sup>  
**Floor Area** 113 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Fibre Cement  
**Building Age** 1950-1959

## 60 Kauri Point Road, Laingholm, Auckland

3 1 4



**Last Sold** \$992,000 - 09 May 25  
**Capital Value** \$910,000 - 01 May 24  
**Land Value** \$700,000 - 01 May 24  
**Improvements** \$210,000  
**Land Use** Residential

**Land Area** 2,099 m<sup>2</sup>  
**Floor Area** 80 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1980-1989

## 28 Tane Road, Laingholm, Auckland

3 1 2



**Last Sold** \$930,000 - 03 Mar 25  
**Capital Value** \$1,000,000 - 01 May 24  
**Land Value** \$650,000 - 01 May 24  
**Improvements** \$350,000  
**Land Use** Residence

**Land Area** 1,141 m<sup>2</sup>  
**Floor Area** 91 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** 1950-1959