

What is 179 Laingholm Drive, Laingholm Worth to You?

Method of Sale:

To help you with deciding what **179 Laingholm Drive, Laingholm** is worth to you, we have included recent sales from the area.

Our Property Owner:

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.

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.

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE - 179 Laingholm Dr

Subject property: 179 Laingholm Drive, Laingholm, Auckland

Prepared on: 29 August 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.

Sale Price	\$300,000 to \$522,500	Median	\$477,500	Mean	\$453,750	For the property at the median, the sale price was 1.5% above CV.
C.V	\$300,000 to \$600,000	Median	\$500,000	Mean	\$468,333	

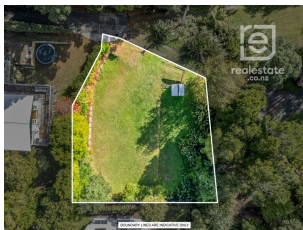
661C South Titirangi Road, Titirangi, Auckland



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

82B Atkinson Road, Titirangi, Auckland

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Last Sold	\$510,000 - 16 Apr 25	Land Area	651 m ²
Capital Value	\$500,000 - 01 May 24	Floor Area	127 m ²
Land Value	\$500,000 - 01 May 24	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential	Building Age	Unknown

100 Takahe Road, Titirangi, Auckland

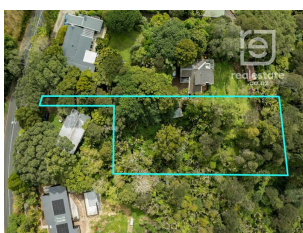
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Last Sold	\$522,500 - 21 Mar 25	Land Area	809 m ²
Capital Value	\$510,000 - 01 May 24	Floor Area	196 m ²
Land Value	\$500,000 - 01 May 24	Roof	Unknown
Improvements	\$10,000	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

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

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE - 179 Laingholm Dr

Subject property: 179 Laingholm Drive, Laingholm, Auckland

Prepared on: 29 August 2025

33 Kauri Point Road, Laingholm, Auckland



Last Sold \$300,000 - 19 Dec 24
Capital Value \$300,000 - 01 May 24
Land Value \$300,000 - 01 May 24
Improvements \$0
Land Use Residential Section

Land Area 1,019 m²
Floor Area
Roof Unknown
Walls Unknown
Building Age Unknown

96 Wood Bay Road, Titirangi, Auckland



Last Sold \$505,000 - 04 Nov 24
Capital Value \$500,000 - 01 May 24
Land Value \$500,000 - 01 May 24
Improvements \$0
Land Use Residential Section

Land Area 1,050 m²
Floor Area
Roof Unknown
Walls Unknown
Building Age Unknown