

## What is 3 Mariana Place, Glen Eden 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 **3 Mariana Place** 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.

# Comparable Sales

**RayWhite**

Prepared for: PRICE GUIDE - 3 Mariana PI

Subject property: 3 Mariana Place, Glen Eden, 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	\$922,500 to \$980,000	Median	\$951,500	Mean	\$949,250	For the property at the median, the sale price was 6.4% above CV.
C.V	\$750,000 to \$990,000	Median	\$897,500	Mean	\$879,166	

## 14 Annison Avenue, Glen Eden, Auckland

3 1 3



Last Sold	\$960,000 - 13 Jun 25
Capital Value	\$930,000 - 01 May 24
Land Value	\$660,000 - 01 May 24
Improvements	\$270,000
Land Use	Residential

Land Area	684 m <sup>2</sup>
Floor Area	120 m <sup>2</sup>
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1980-1989

## 7 Selwyn Avenue, Glen Eden, Auckland

3 2 2



Last Sold	\$980,000 - 03 Jun 25
Capital Value	\$925,000 - 01 May 24
Land Value	\$700,000 - 01 May 24
Improvements	\$225,000
Land Use	Residence

Land Area	809 m <sup>2</sup>
Floor Area	100 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

## 70B Woodglen Road, Glen Eden, Auckland

3 2 2



Last Sold	\$930,000 - 09 Jul 25
Capital Value	\$870,000 - 01 May 24
Land Value	\$300,000 - 01 May 24
Improvements	\$570,000
Land Use	Residence

Land Area	203 m <sup>2</sup>
Floor Area	154 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	2020-2029

## 69C Pleasant Road, Glen Eden, Auckland

3 1 6



Last Sold	\$945,000 - 19 Jun 25
Capital Value	\$990,000 - 01 May 24
Land Value	\$820,000 - 01 May 24
Improvements	\$170,000
Land Use	Residential

Land Area	1,330 m <sup>2</sup>
Floor Area	131 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

# Comparable Sales

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Subject property: 3 Mariana Place, Glen Eden, Auckland

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## 3 Lasque Place, Glen Eden, Auckland

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Last Sold \$958,000 - 07 Jun 25  
Capital Value \$750,000 - 01 May 24  
Land Value \$495,000 - 01 May 24  
Improvements \$255,000  
Land Use Residential

Land Area 513 m<sup>2</sup>  
Floor Area 140 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Wood (incl Weatherboard)  
Building Age 1920-1929

## 54 Rosier Road, Glen Eden, Auckland

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Last Sold \$922,500 - 30 May 25  
Capital Value \$810,000 - 01 May 24  
Land Value \$540,000 - 01 May 24  
Improvements \$270,000  
Land Use Residence

Land Area 456 m<sup>2</sup>  
Floor Area 100 m<sup>2</sup>  
Roof Steel/G-Iron  
Walls Plastic  
Building Age 1990-1999