

What is 78 Warner Park Ave, Laingholm 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 **78 Warner Park Ave** 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: 78 Warner Park Avenue, Laingholm, Auckland

Prepared on: 24 October 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	\$335,000 to \$1,675,000	Median	\$1,000,000	Mean	\$1,035,776	For the property at the median, the sale price was 2.0% below CV.
C.V	\$860,000 to \$1,780,000	Median	\$1,025,000	Mean	\$1,127,307	

2 Western Road, Laingholm, Auckland

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Last Sold	\$1,130,000 - 08 Oct 25
Capital Value	\$950,000 - 01 May 24
Land Value	\$850,000 - 01 May 24
Improvements	\$100,000
Land Use	Residence

Land Area	1,037 m ²
Floor Area	126 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Mixed/Remod

63 Western Road, Laingholm, Auckland

4 1 2



Last Sold	\$869,600 - 06 Aug 25
Capital Value	\$860,000 - 01 May 24
Land Value	\$550,000 - 01 May 24
Improvements	\$310,000
Land Use	Residence

Land Area	1,561 m ²
Floor Area	70 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

145 Victory Road, Laingholm, Auckland

5 3 4



Last Sold	\$1,390,000 - 06 Oct 25
Capital Value	\$1,250,000 - 01 May 24
Land Value	\$575,000 - 01 May 24
Improvements	\$675,000
Land Use	Residence

Land Area	1,432 m ²
Floor Area	257 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

Recent Sales

RayWhite

Subject property: 78 Warner Park Avenue, Laingholm, Auckland

Prepared on: 24 October 2025

146 Laingholm Drive, Laingholm, Auckland

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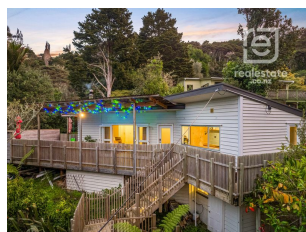


Last Sold \$980,000 - 16 Oct 25
Capital Value \$950,000 - 01 May 24
Land Value \$475,000 - 01 May 24
Improvements \$475,000
Land Use Residence

Land Area 1,032 m²
Floor Area 113 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979

61 Western Road, Laingholm, Auckland

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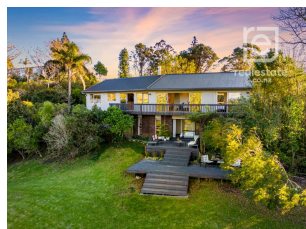


Last Sold \$872,500 - 10 Oct 25
Capital Value \$890,000 - 01 May 24
Land Value \$550,000 - 01 May 24
Improvements \$340,000
Land Use Residence

Land Area 1,467 m²
Floor Area 83 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1940-1949

3 Laingfield Terrace, Laingholm, Auckland

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Last Sold \$1,675,000 - 30 Aug 25
Capital Value \$1,780,000 - 01 May 24
Land Value \$880,000 - 01 May 24
Improvements \$900,000
Land Use Residence

Land Area 2.2130 ha
Floor Area 270 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1980-1989

21A Western Road, Laingholm, Auckland

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Last Sold \$905,000 - 17 Aug 25
Capital Value \$1,050,000 - 01 May 24
Land Value \$475,000 - 01 May 24
Improvements \$575,000
Land Use Residential

Land Area 1,113 m²
Floor Area 163 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1980-1989

Recent Sales

RayWhite

Subject property: 78 Warner Park Avenue, Laingholm, Auckland

Prepared on: 24 October 2025

20 Laingfield Terrace, Laingholm, Auckland

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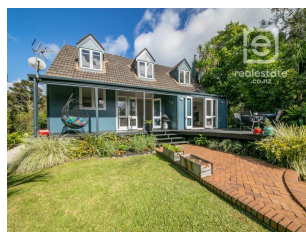


Last Sold \$1,150,000 - 19 Jul 25
Capital Value \$1,100,000 - 01 May 24
Land Value \$800,000 - 01 May 24
Improvements \$300,000
Land Use Residential

Land Area 2,000 m²
Floor Area 95 m²
Roof Steel/G-Iron
Walls Aluminum
Building Age 1990-1999

9 Brownie Road, Laingholm, Auckland

4 2 7



Last Sold \$1,021,000 - 29 May 19
Capital Value \$1,390,000 - 01 May 24
Land Value \$680,000 - 01 May 24
Improvements \$710,000
Land Use Lifestyle Blocks Farmlet

Land Area 2.1218 ha
Floor Area 140 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

3 Laingrange Place, Laingholm, Auckland

6 2 3



Last Sold \$1,450,000 - 13 Jun 25
Capital Value \$1,500,000 - 01 May 24
Land Value \$800,000 - 01 May 24
Improvements \$700,000
Land Use Residence

Land Area 3,940 m²
Floor Area 350 m²
Roof Tile Profile
Walls Mixed Material
Building Age Mixed/Remod

175 Laingholm Drive, Laingholm, Auckland

4 2 6



Last Sold \$1,000,000 - 29 May 25
Capital Value \$1,025,000 - 01 May 24
Land Value \$475,000 - 01 May 24
Improvements \$550,000
Land Use Residence

Land Area 1,232 m²
Floor Area 138 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979

Recent Sales

RayWhite

Subject property: 78 Warner Park Avenue, Laingholm, Auckland

Prepared on: 24 October 2025

76 Victory Road, Laingholm, Auckland

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Last Sold \$1,085,000 - 15 Apr 25
Capital Value \$1,000,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$350,000
Land Use Residence

Land Area 1,442 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age Mixed/Remod

60 Kauri Point Road, Laingholm, Auckland

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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 m²
Floor Area 80 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989