

What is 34 Hollywood Avenue, Titirangi Worth to You?

Method of Sale:

An **AUCTION** 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 **34 Hollywood Avenue** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen an Auction process to sell their home and may be open to pre-auction offers.

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.

34 HOLLYWOOD AVENUE, 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	\$854,000 to \$1,210,000	Median	\$1,141,500	Mean	\$1,083,944	For the property at the median, the sale price was 6.8% above CV.
C.V	\$800,000 to \$1,350,000	Median	\$1,000,000	Mean	\$1,046,111	

84A Woodlands Park Road, Titirangi, Auckland

3 2 7



Last Sold \$970,000 - 08 Jul 25
Capital Value \$1,025,000 - 01 May 24
Land Value \$600,000 - 01 May 24
Improvements \$425,000
Land Use Residence

Land Area 798 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

48 Tainui Road, Titirangi, Auckland

3



Last Sold \$1,185,000 - 25 Jun 25
Capital Value \$950,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$300,000
Land Use Residence

Land Area 873 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Brick
Building Age 1960-1969

29 Hollywood Avenue, Titirangi, Auckland

3 2 2



Last Sold \$1,175,000 - 18 Jun 25
Capital Value \$1,100,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$450,000
Land Use Residence

Land Area 819 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

218 Woodlands Park Road, Titirangi, Auckland

2 1 2



Last Sold \$854,000 - 04 Sep 25
Capital Value \$800,000 - 01 May 24
Land Value \$475,000 - 01 May 24
Improvements \$325,000
Land Use Residence

Land Area 814 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

34 HOLLYWOOD AVENUE, TITIRANGI, AUCKLAND

Recent sales

21 Tawini Road, Titirangi, Auckland

3 2 5



Last Sold \$1,210,000 - 26 Jun 25
Capital Value \$1,350,000 - 01 May 24
Land Value \$900,000 - 01 May 24
Improvements \$450,000
Land Use Residential

Land Area 1,009 m²
Floor Area 154 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

71 Kohu Road, Titirangi, Auckland

3 1 4



Last Sold \$1,050,000 - 13 Jun 25
Capital Value \$1,300,000 - 01 May 24
Land Value \$850,000 - 01 May 24
Improvements \$450,000
Land Use Residence

Land Area 1,510 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

43 Onedin Place, Titirangi, Auckland

3 2 6



Last Sold \$1,160,000 - 02 Oct 25
Capital Value \$1,000,000 - 01 May 24
Land Value \$650,000 - 01 May 24
Improvements \$350,000
Land Use Residence

Land Area 916 m²
Floor Area 181 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979

16 Daffodil Street, Titirangi, Auckland

3 1 3



Last Sold \$1,010,000 - 11 Jul 25
Capital Value \$890,000 - 01 May 24
Land Value \$625,000 - 01 May 24
Improvements \$265,000
Land Use Residence

Land Area 842 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

157 Atkinson Road, Titirangi, Auckland

3 1 5



Last Sold \$1,141,500 - 23 Aug 25
Capital Value \$1,000,000 - 01 May 24
Land Value \$950,000 - 01 May 24
Improvements \$50,000
Land Use Residential

Land Area 814 m²
Floor Area 108 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969