

What is 36 Paturoa Road, 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 **36 Paturoa Road** 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.

36 PATUROA ROAD, 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	\$850,000 to \$1,067,000	Median	\$975,000	Mean	\$966,200	For the property at the median, the sale price was 1.6% below CV.
C.V	\$840,000 to \$1,250,000	Median	\$990,000	Mean	\$1,026,000	

22 Paturoa Road, Titirangi, Auckland

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Last Sold	\$1,050,000 - 08 Jan 26
Capital Value	\$1,250,000 - 01 May 24
Land Value	\$570,000 - 01 May 24
Improvements	\$680,000
Land Use	Residence

Land Area	1,045 m ²
Floor Area	143 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1950-1959

674 South Titirangi Road, Titirangi, Auckland

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Last Sold	\$985,000 - 22 Dec 25
Capital Value	\$920,000 - 01 May 24
Land Value	\$600,000 - 01 May 24
Improvements	\$320,000
Land Use	Residence

Land Area	1,072 m ²
Floor Area	143 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1920-1929

24 Mahoe Road, Titirangi, Auckland

2 🚗 1 🚲 1 🚗



Last Sold	\$850,000 - 19 Dec 25
Capital Value	\$840,000 - 01 May 24
Land Value	\$550,000 - 01 May 24
Improvements	\$290,000
Land Use	Residential

Land Area	1,138 m ²
Floor Area	75 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

33D Landing Road, Titirangi, Auckland

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Last Sold	\$950,000 - 27 Nov 25
Capital Value	\$1,175,000 - 01 May 24
Land Value	\$900,000 - 01 May 24
Improvements	\$275,000
Land Use	Residence

Land Area	4,521 m ²
Floor Area	146 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	2000-2009

8 Arama Avenue, Titirangi, Auckland

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Last Sold	\$955,000 - 26 Nov 25
Capital Value	\$980,000 - 01 May 24
Land Value	\$600,000 - 01 May 24
Improvements	\$380,000
Land Use	Residential

Land Area	1,169 m ²
Floor Area	133 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

36 PATUROA ROAD, TITIRANGI, AUCKLAND

RECENT SALES

56 Sylvan Valley Avenue, Titirangi, Auckland

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Last Sold \$980,000 - 12 Feb 26
Capital Value \$900,000 - 01 May 24
Land Value \$450,000 - 01 May 24
Improvements \$450,000
Land Use Residence

Land Area 1,305 m²
Floor Area 117 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

11 Tawini Road, Titirangi, Auckland

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Last Sold \$970,000 - 02 Feb 26
Capital Value \$1,000,000 - 01 May 24
Land Value \$850,000 - 01 May 24
Improvements \$150,000
Land Use Residence

Land Area 2,096 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Roughcast, etc
Building Age 1950-1959

191 Scenic Drive, Titirangi, Auckland

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Last Sold \$1,067,000 - 19 Dec 25
Capital Value \$1,075,000 - 01 May 24
Land Value \$450,000 - 01 May 24
Improvements \$625,000
Land Use Residence

Land Area 1,925 m²
Floor Area 165 m²
Roof Fibre Cement
Walls Wood (incl Weatherboard)
Building Age 1980-1989

197 Woodlands Park Road, Titirangi, Auckland

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Last Sold \$990,000 - 09 Dec 25
Capital Value \$970,000 - 01 May 24
Land Value \$600,000 - 01 May 24
Improvements \$370,000
Land Use Residence

Land Area 1,021 m²
Floor Area 113 m²
Roof Steel/G-Iron
Walls Plastic
Building Age 1990-1999

29 Highland Avenue, Titirangi, Auckland

3 🚗 2 🚲 5 🚗



Last Sold \$865,000 - 22 Nov 25
Capital Value \$1,150,000 - 01 May 24
Land Value \$1,000,000 - 01 May 24
Improvements \$150,000
Land Use Residential

Land Area 964 m²
Floor Area 170 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age Mixed/Remod