

## What is 22 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 **22 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.

## 22 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** \$985,000 to \$1,200,000    **Median** \$1,043,500    **Mean** \$1,057,500    For the property at the median, the sale price was 1.4% above CV.  
**C.V** \$920,000 to \$1,250,000    **Median** \$1,050,000    **Mean** \$1,067,500

### 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<sup>2</sup>  
**Floor Area** 143 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** 1920-1929

### 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 m<sup>2</sup>  
**Floor Area** 113 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Plastic  
**Building Age** 1990-1999

### 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 m<sup>2</sup>  
**Floor Area** 165 m<sup>2</sup>  
**Roof** Fibre Cement  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1980-1989

### 74 Waima Crescent, Titirangi, Auckland

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**Last Sold** \$1,200,000 - 19 Nov 25  
**Capital Value** \$1,075,000 - 01 May 24  
**Land Value** \$650,000 - 01 May 24  
**Improvements** \$425,000  
**Land Use** Residential

**Land Area** 1,024 m<sup>2</sup>  
**Floor Area** 180 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** Mixed/Remod

### 76 Wirihana Road, Titirangi, Auckland

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**Last Sold** \$1,037,000 - 08 Nov 25  
**Capital Value** \$1,025,000 - 01 May 24  
**Land Value** \$650,000 - 01 May 24  
**Improvements** \$375,000  
**Land Use** Residential

**Land Area** 644 m<sup>2</sup>  
**Floor Area** 154 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Fibre Cement  
**Building Age** 1980-1989

## 22 HOLLYWOOD AVENUE, TITIRANGI, AUCKLAND

# Recent Sales

### 1/75 Atkinson Road, Titirangi, Auckland

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**Last Sold** \$1,016,000 - 04 Dec 25  
**Capital Value** \$1,000,000 - 01 May 24  
**Land Value** \$450,000 - 01 May 24  
**Improvements** \$550,000  
**Land Use** Residential

**Land Area**  
**Floor Area** 170 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Roughcast, etc  
**Building Age** 1940-1949

### 100 Huia Road, Titirangi, Auckland

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**Last Sold** \$1,115,000 - 13 Feb 26  
**Capital Value** \$1,225,000 - 01 May 24  
**Land Value** \$690,000 - 01 May 24  
**Improvements** \$535,000  
**Land Use** Residence

**Land Area** 3,273 m<sup>2</sup>  
**Floor Area** 157 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** 1960-1969

### 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<sup>2</sup>  
**Floor Area** 143 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Mixed Material  
**Building Age** 1950-1959