



# Rental Appraisal

**1/15 Buscomb Avenue**

**\$520.00-\$560.00**

**14th December 2018**

Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. Based on the current market and comparable properties in the area, we believe the property could achieve a weekly rent within the vicinity of \$520.00 - \$560.00 per week. The current rent for a three bedroom property in Henderson is \$515.00 per week. As this property is superior then current three bedroom homes in the area it can achieve a higher weekly rent.

## Property Description

This beautifully presented three bedroom, one bathroom bungalow is situated in a highly sought after area in Henderson. All three bedrooms are decent in size, there are two doubles and one nursery. The living and dining areas are separate, both have fire places. The kitchen is modern with plenty of pantry and bench space throughout. The bathroom has been fully renovated and is spacious with a shower over bath. There is also an additional office that offers its own access. Situated on a fully fenced section with a large sun trapped deck. Located close to the north-western motorway and within walking distance to Henderson shopping complex, hospital, trains and buss

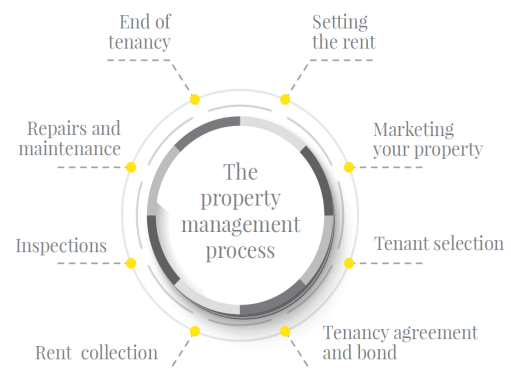
# Comparable Rental Properties

**RayWhite**

1. 50 Longburn Drive, Henderson: Three bedrooms, one bathroom: \$520.00
2. 1/52 Harrington, Henderson: Three bedrooms, one bathroom: \$520.00
3. 92 Rhinevale Close, Henderson: Three bedrooms, one bathroom: \$560.00

## The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant tenancy agreements
9. Personalised service offerings



*Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.*

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*This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Austar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has not viewed this property.*