

Rental Appraisal



8 Park Road

\$600.00- \$650.00

6th May 2021

Ray White Astar 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 this vicinity.

Property Description

This appraisal is for the entire home

This well presented house is situated on a highly sought after area in Titirangi

Upstairs offers a spacious living area with a large fireplace. The kitchen has plenty of pantry and bench space throughout and there is a sun room. The bedroom is a double and the bathroom has a free standing shower. This home features beautiful polished floors throughout.

Downstairs offers a spacious living area and a combined kitchen and dining room. The bedroom is a double and the bathroom has a free standing shower combined with the laundry.



Comparable Rental Properties

RayWhite

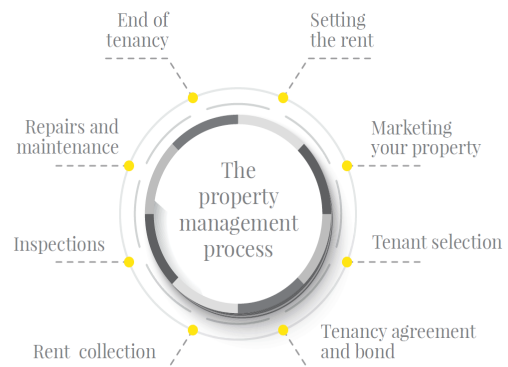
1. 82 Scenic Drive, Titirangi: Three bedrooms, two bathrooms: \$650.00
2. 15 Greenwoods Close, Titirangi: Three bedrooms, two bathrooms: \$660.00

As the property is unique there is a lack of comparable properties in the area. We have compared this property to three bedrooms due to the additional living area and kitchenette

****Current Ministry of Business Innovation and Employment Statistics report that an average three bedroom home in Titirangi rents for \$625.00 per week.**

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.