

RENTAL APPRAISAL



3 BOYLAN ROAD, TITIRANGI

 4  1  2 170m² Floor

\$950-\$1050 PER WEEK

Prepared by :

Paul Zellman | Investment Property Consultant
Ray White Austar Property Services

July 2024

DETAILS OF APPRAISAL

RayWhite Austar thank you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the Current Market Value to be \$950.00-\$1050.00 per week.

The Median Market Rent for a Four Bedroom House in the Titirangi area rents for \$900.00 per week. The Upper Quartile Rents for \$995.00 per week.

COMPARABLE RENTAL PROPERTIES

30 Arama Avenue, Titirangi - \$1,150.00

 4
  3
  3



244 Konini Road, Titirangi - \$1000.00

 3
  1
  2



THE VALUE OF A PROPERTY MANAGER

- Comprehensive initial inspections
- Regular market rent reviews
- Educated legislative advice
- 24/7 Contact
- Daily rent and arrears monitoring
- Minimized vacancy periods
- Access to the best tenancy law advice
- Compliant Tenancy Agreements
- Personalized 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



Paul Zellman

Investment Property Consultant

09 836 1018

021 197 9341

paul.zellman@raywhite.com

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in the future. No site visit has been conducted and this appraisal is not intended for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.