

# RENTAL APPRAISAL



## 21B GLUCINA PLACE, GLEN EDEN

 3  1  3 90m<sup>2</sup> Floor

**\$690-\$720 PER WEEK**

**Prepared by :**

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Ray White Austar Property Services

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# 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 \$690.00-\$720.00 per week.

The Median Market Rent for a Three Bedroom House in the Titirangi area rents for \$660.00 per week. The Upper Quartile Rents for \$710.00 per week.

# COMPARABLE RENTAL PROPERTIES

18 Kamara Road, Glen Eden - \$700.00

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19 Aquarius ave, Glen Eden- \$690.00

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1/40A Woodglen Road, Glen Eden - \$720.00

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# 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*



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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.