Rental Appraisal

Ray White Eastern Group

23rd November 2022

Ray White Eastern Group thanks you for engaging us to conduct a rental appraisal on your property.

Property Address	130 Glenmore Road, Farm Cove
Description	3 2 2
Estimated Rent Range	$620 - $670

Based on the current market and comparable properties in the area, we would consider the current market value to be $620 - $670 per week.

Property Description

3 Bedrooms, 2 Bathrooms, Double garage with off-street parking. Floor area 120m² (approx.) In-zone for Sunny Hills School, Wakaaranga School, Farm Cove Intermediate & Pakuranga College.

Median rents from bonds received $640 p/week.

Comparable Rental Properties

1. 17 Galvan Ave, Sunnyhills. 3 Bedrooms, 1 Bathroom. Single garage. Floor area 110m² $650 p/week

2. 13 Meadway, Sunnyhills. 3 Bedrooms, 1 Bathroom. Single garage. $585 p/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 guide.

Kind regards,

Sam McCarroll

Senior Property Manager

Sam McCarroll

021 350 878

sam.mccarroll@raywhite.com

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge and the property has been inspected via photos. The appraisal is reflective of current market conditions so may change in the future.

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. Due to the properties condition in photos this properties chattels would also be required to be in working order. Any land/floor area measurements are not confirmed as accurate.