Rental Appraisal

Ray White Eastern Group

15 June 2022

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

Property Address	139 Gillies Avenue, Epsom		
Description	5	4	2
Estimated Rent Range	$1800-2000		

Based on current market and comparable properties in the area, we would consider the current market value to be $1800 - $2000 per week.

Property Description

139 Gillies Avenue is a modern 375sqm home, featuring five bedrooms, four bathrooms, three living areas and double internal access garage. Located in the Epsom Suburb. In-zone for Newmarket School, Auckland Normal Intermediate, Auckland Grammar & Epsom Girl's Grammar School.

Comparable Rental Properties

1. 5/8 Cornwall Park Ave,
   Epsom
   5 bedrooms, 4 bathrooms
   $1,850

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,

Lexi van Heemert
Team Leader

Lexi van Heemert

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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 future. No site visit has been conducted and this appraisal is not intended to be used 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.