

# Rental appraisal

**Barfoot & Thompson**  
Licensed REAA 2008 MREINZ

Thank you for giving us the opportunity to appraise your property.

**Property:**

36B Ballin Street,  
Ellerslie

**Prepared for:**

George Fong

**Prepared on:**

September 6, 2018

**Bedrooms: 5**

**Bathroom: 3**

**Description:**

Solid 2 level brick & weatherboard home set on its own 538m<sup>2</sup> title with own gated driveway in a wonderful Ellerslie location. Offering elevated urban views and easy access to motorway. The 311m<sup>2</sup> floor area offers sumptuous large living which flows to exceptional outdoor entertaining. There is one guest bedroom on the lower level and the master bedroom comes complete with a walk-in wardrobe and ensuite. Modern open plan kitchen featuring granite bench top and high quality appliances, polished wooden flooring, central air conditioning system, under floor heating, Central Vacuum System + much more.

**Floorplan: 311m<sup>2</sup>**

**Exterior:**

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to ensure the best returns for your investment property.

I look forward to discussing this appraisal with you.

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**\$950-\$1,000**

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

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