

# Rental appraisal

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

Property:

**22 Marsden Ave,  
Mt Eden**

Prepared for:

**George Fong**

Prepared on:

**04 Nov 2020**

Bedrooms:**5**

Bathroom:**3**

Description:

Immaculately presented, this home with it's great street appeal is in a prime central location, just a short stroll to Maungawhau Primary School. Not many like this, this wonderful home boasts a light & bright interior & is on it's own freehold 299m2 title. You will love the updated interior including gas cooking, new carpeting, newly painted interior & heatpump installed. The master also has ensuite & walk in robe + the living flows to fenced grounds - just perfect for children and pets. This property is also in zone for ever popular ANI & MAGS too.

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

Exterior:**m<sup>2</sup>**

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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## **\$1050 - \$1150 per week**

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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### **Juan Xin**

**M 027 298 5079**

**E [j.xin@barfoot.co.nz](mailto:j.xin@barfoot.co.nz)**

**Epsom 09 529 0969**

**[www.barfoot.co.nz/j.xin](http://www.barfoot.co.nz/j.xin)**