

# Rental appraisal

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

Property:

**76A Empire Road,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**09 Jun 2021**

Bedrooms:**4**

Bathroom:**2**

Description:

Set in a quiet ROW position on a generous half share of 809m2 with own driveway, you will love the gorgeous weatherboard exterior, gleaming wooden floors & light filled interior which offers 2 heat pumps, master has walk in robe & ensuite + there is a generous outdoor area which flows from the living - the perfect place to relax & entertain all your friends & family. In excellent ENPS, ANI, EGGs & AGS zones

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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## **\$950 - \$1050 weekly**

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**

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