

# Rental appraisal

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

Property:

**54 Margot Street,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**30 Jun 2021**

Bedrooms:**4**

Bathroom:**1**

Description:

This solid brick & tile spacious 2 level family home is in an enviable position with own access & just a hop, skip, jump to Diocesan + in sought after ENPS & Newmarket Primary, ANI, EGGS & AGS zones too. Here your children's educational future are secure. Light filled & very sunny, this property offers a modern up to the minute bathroom & updated interior which includes a huge garage with workshop/storage, a brm downstairs & fully fenced courtyard- just the perfect place to entertain friends & family. Only a short stroll to thriving Newmarket Westfield, eateries, movies & pools.

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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## **\$780 - \$810 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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