

# Rental appraisal

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

Property:

**7/27 Epsom Ave,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**16 Aug 2021**

Bedrooms:**2**

Bathroom:**1**

Description:

Set in a highly sought after prestigious part of Epsom, this exceptional light & bright home is not only bigger than most but has its own private courtyard. Also on offer is 1 brm downstairs + another large flexible space (currently utilized as a 2nd bedroom). Upstairs includes another flexible space adjoining the lounge (currently used as another single brm) + there's a balcony off the upstairs living 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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## \$490 - \$520 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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