



**AUCKLAND
PROPERTY
MANAGEMENT**

Protect your investment,
put your property in our hands



17th March 2022

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To Whom It May Concern

RE: 14 Brian Slater Way, Stonefields, AUCKLAND

We would like to thank you for the opportunity to offer a rental appraisal for your property at 14 Brian Slater Way, Stonefields, Auckland.

It is important to us to provide our investors with accurate information and also for the property investor to understand that rents can fluctuate during the year and are predominantly determined by the market conditions. This appraisal may vary depending on the supply and demand of tenants and the availability of comparable properties at the time of renting.

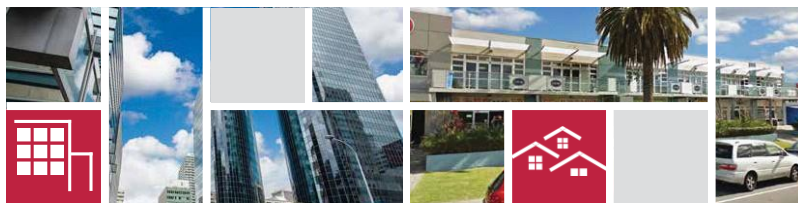
When appraising the property, we take into consideration the following:

- Comparison of similar properties
- Features or benefits of the property (ie ensuite, fencing, garaging, views, proximity to shops, decor, accessibility, modern conveniences)
- Condition and presentation
- Location
- Current vacancy rates



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This gorgeous solid brick home is on a coveted end site providing a light & bright sun-filled interior on spacious 238sqm (approx.) fully fenced site. From the moment you step inside you can't help but love the gorgeous modern open plan interior complete with granite style benchtop, gas cooking & heatpump. Whatsmore, the master brm has ensuite & walk in robe + the living flows to gorgeous decking - just the perfect place to entertain all your friends & family. This is definitely a home to just move in & relax + you just can't beat the location - just moments to Lunn Ave & Sylvia Park shopping + a short walk to highly desirable Stonefield's School too. Based on the current rental market, we feel achievable weekly rent is in total as follow:

\$925.00 to \$950.00 per week

Our objective is to achieve maximum rent for our investors. Our experience tells us that there may be matters to address that could achieve the premium rental. We can assist you further with these details if requested. This appraisal letter is based on our extensive experience of the rental market and supported by independent statistics from the Department of Building and Housing as well.

Auckland - Stonefields 01 Aug 2021 - 31 Jan 2022

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	45	\$688	\$695	\$705
3 bedrooms	81	\$800	\$828	\$850
4 bedrooms	99	\$945	\$980	\$998
5+ bedrooms	33	\$1066	\$1125	\$1200

Kind Regards

Edwin Yu

Property Manager

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