

Rental appraisal

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

Property:

**12 Alderley Road.,
Mt Eden**

Prepared for:

George Fong

Prepared on:

04 Aug 2022

Bedrooms : **4**

Floorplan : **m²**

Bathroom : **2**

Exterior : **m²**

Description:

This gem of a property on its own 483m² full site in this fantastic central Mt Eden location - just a hop, skip jump to Bellevue Reserve and playground + close to Mt Eden village shopping, cafes & restaurants. A traditional family favourite, you will appreciate the wonderful character features on offer here including; soaring high stud ceilings & original solid wooden flooring. You will also appreciate the stunning chef's kitchen, the 2 X heat pumps + there's also a sleepout & swimming pool. This property is zoned for ever popular MENPS + is in the coveted AGS zone.

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 below.

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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\$1150 - \$1250 weekly

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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