

# Rental appraisal

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

Property:  
**2/4 Alpers Avenue,  
Epsom**

Prepared for:  
**George Fong**

Prepared on:  
**07 Sep 2022**

Bedrooms : **5**

Floorplan : **m<sup>2</sup>**

Bathroom : **3**

Exterior : **m<sup>2</sup>**

Description:

This is a fantastic opportunity if you are a location lover looking to buy into this coveted double grammar zone location. Set back from the road in a quiet ROW position in a secure block of only 3, this freestanding solid home was built when homes were built to last. You will love the gorgeous cedar & brick exterior & very comfortable layout which offers a kitchen complete with gas, a separate office, a master brm with walk in robe & ensuite + the family room flows to a covered balcony - the perfect place to relax. In excellent Newmarket School, ANI, EGGS & AGS zones + close to many private schools including St Cuths & Dio.

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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## \$1100 - \$1200 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.



### Juan Xin

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