

# Rental appraisal

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

Property:

**3/6A Cornwall Park Avenue,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**04 Oct 2022**

Bedrooms : **2**

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

Bathroom : **1**

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

Description:

Set in a highly sought after prestigious part of Epsom, this exceptional light & bright home is not only bigger than most but also has it's own private fenced extra large grounds. You will love the modern kitchen & the generous sunny living with an additional 2-3 brms + study. In zone for all excellent schools; Cornwall Park Primary, Remuera Intermediate AGS & EGGs + a short walk to St Cuthberts too.

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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## \$620 - \$650 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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