

# Rental Appraisal

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

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 This document has been obtained on behalf of the client and is made available to customers for general information purposes only. Neither Barfoot & Thompson nor their client warrant the accuracy, completeness or currency of this document nor do they accept liability for any errors or omissions in this document. All customers should obtain and rely on their own documents and legal advice.

<p>Property:  <b>5 Alba Road,                  Epsom</b></p> <p>Prepared for:  <b>George Fong</b></p> <p>Prepared on:  <b>08 May 2023</b></p>	<p>Bedrooms: <b>3</b></p> <p>Floorplan: <b>m</b></p> <p>Bathroom: <b>1</b></p> <p>Exterior: <b>m<sup>2</sup></b></p> <p>Description:                  This wonderful home is set on a large 519m<sup>2</sup> site in a prestigious location. It comes with 3 bedrooms and 1.5 bathrooms (1 combined bathroom and a separate toilet) and a north-facing backyard. Close to elite schools including: ENPS, ANI, AGS &amp; EGGS + stroll to Dio &amp; St Cuths too.</p>
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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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## \$850 - \$880 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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