

Rental appraisal

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

Property:

**31A King George Avenue,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

22 Nov 2024

Bedrooms : **4**

Floorplan :

Bathroom : **2**

Exterior :

Description:

This freestanding brick and cedar home offers a comfortable layout with a modernized interior—ready for you to move in and enjoy.

The brand-new kitchen features all-new appliances, while the master bedroom includes a heat pump, walk-in robe, and ensuite. The separate living area, also equipped with a heat pump, opens to landscaped grounds—perfect for children to play.

Zoned for top schools like ENPS, ANI, EGGS, and AGS, and close to private schools like St Cuthbert's, this home secures your children's educational future.

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.

If you need any further advice we look forward to being of assistance.

\$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.



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