

# Rental appraisal

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

Property:

**7 Gardner Road,  
Epsom**

Prepared for:

**To Whom It May Concern**

Prepared on:

**04 Apr 2025**

Bedrooms : **4**

Floorplan :

Bathroom : **3**

Exterior :

Description:

This stunning renovated DGZ home is located with just a short walk to Cornwall Park.

Set behind a security gate, this light filled traditional home offers 4 genuine double bedrooms, a chefs dream kitchen complete with gas cooking, central heating system plus multiple living areas – one of which flows to decking & out to lush level lawns – the perfect place for children to play. Location lovers will also appreciate being close to Greenwoods Corner. You are In zone for excellent schools: ENPS, ANI, AGS & EGGS and close to private schools including St. Cuths.

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.

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## \$1500 - \$1600 per week

**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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