

Rental appraisal

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

Property:

**6 Epsom Avenue,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

22 Jul 2025

Bedrooms : **5**

Floorplan :

Bathroom : **3**

Exterior :

Description:

Set on a flat, full section behind secure gates, this character-filled home offers over 200m² of spacious living in one of Auckland's most sought-after locations.

With timeless street appeal, this solid brick and weatherboard residence will delight character lovers with its high stud ceilings and beautiful timber detailing. Enjoy the comfort of gas cooking and central gas heating, along with separate dining and living areas that flow seamlessly onto generous decking—perfect for entertaining.

Located in the heart of the coveted Double Grammar Zone (DGZ), and zoned for KTS, ANI, AGS, and EGGS. It's also just a short stroll to St Cuthbert's and Diocesan schools.

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 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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