

Rental appraisal

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

Property:

**1/277 Manukau Road,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

26 Feb 2026

Bedrooms : **2**

Floorplan :

Bathroom : **1**

Exterior :

Description:

Positioned in a prestigious pocket of Epsom, this spacious upstairs two-bedroom unit in a boutique block is larger than most and filled with natural light. Concrete flooring, a sunny balcony, extra-long garaging, and generous lock-up storage add practicality.

Zoned for sought-after schools including Kohia Terrace School, Auckland Normal Intermediate, Auckland Grammar School, and Epsom Girls Grammar School, and close to Newmarket and private schools such as Diocesan School for Girls and St Cuthbert's College.

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.

\$680 - \$710 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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