

# Rental appraisal

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

Property:

**35 Goodland Street,  
Royal Oak**

Prepared for:

**To Whom It May Concern**

Prepared on:

**24 Mar 2026**

Bedrooms : **4**

Floorplan :

Bathroom : **2**

Exterior :

Description:

Enjoy the lifestyle and convenience of having Cornwall Park and One Tree Hill Domain just a short stroll away. This home showcases a modern exterior and light-filled living spaces.

Offering four bedrooms and two bathrooms, the layout includes a separate formal living area, a well-appointed kitchen with gas cooking, and an open-plan dining and family room. The master bedroom features an ensuite and walk-in wardrobe. Complete with a double internal-access garage, this home delivers comfort, space, and everyday convenience.

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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## \$1000 - \$1100 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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