



RayWhite[®]

Rental Appraisal

Information regarding the Metro Property Management and a rental appraisal. We recommend you seek your own independent advice regarding this document.



5/79 Harrow St, Phillipstown

19 March 2026

Ray White Metro Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be **\$480 - \$530 per week**.

Property Description

Two bedroom, two bathroom townhouse. Master with ensuite. Bathroom with tiled shower. Heat pump and Double Glazing. Private Courtyard.

Please note this property is Currently rented for \$490 per week.

Comparable Rental Properties

27/17 Bunyan St, Waltham	2 bedrooms, 2 bathrooms, 1 x off street park	\$470
3/95 Linwood Ave, Linwood	2 bedrooms, 2 bathrooms, 1 x off street park	\$495
1/25 Marlborough St, Phillipstown	2 bedrooms, 2 bathrooms, single garage	\$500

Kind Regards



Donna Jones

Leasing Agent | Ray White Metro Property Management
 03 343 3206 | 027 406 2376 | donna.jones@raywhite.com
 14 Lowe Street, Tower Junction, Christchurch 8011
 AJ McPherson & Associates Ltd Licensed (REAA 2008)

Ray White Metro have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.



The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised service offerings

Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.