

Rental Assessment

31 Todd Ave
BISHOPDALE

18 March 2026

Dear Alaina,

Thank you for the opportunity to provide a rental assessment for this property. After viewing photographs and the listing information (site unseen), we note the property consists of:

Property Details:

- Three bedrooms
- Two bathrooms
- Large, double garage plus additional off street parking

Key Rental Features:

- Neutral décor throughout
- Open plan kitchen and living
- Heat pump and DVS system
- Private, fully fenced section with inground pool

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would expect to achieve a rental figure in the range of:

\$660 - \$700 per week

We would be more than willing to offer our services to help successfully rent the property to suitable tenants. If you have any queries or require further information regarding Harcourts Holmwood Property Management service, please do not hesitate to contact me.

Kind regards,



Lynne Cawthorn

#1 Business Development Manager Harcourts NZ 2021-23 & 2024-25

#2 Business Development Manager Harcourts NZ 2023-24

#1 Business Development Manager Harcourts International 2021

#2 Business Development Manager Harcourts International 2023

#1 Business Development Manager REINZ Awards for Excellence 2022

021 655 505 | lynne.cawthorn@harcourts.co.nz

175 Papanui Road, Merivale | 03 348 0796 | holmwood.co.nz

Please note: This assessment is valid for 30 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

99.8%

OF TENANTS PAID
THEIR RENT ON TIME

99.6%

OF HOMES WERE
OCCUPIED

to 31 December 2025



Harcourts
Holmwood
my kind of people

Licensed Agent REAA 2008



LYNNE CAWTHORN

Investment Specialist

021 655 505

lynne.cawthorn@harcourts.co.nz

175 Papanui Road, Merivale

03 351 5534

holmwood.co.nz

Holmwood Real Estate Ltd

Licensed Agent REAA 2008

DEDICATED TO PROVIDE A HIGH LEVEL OF SERVICE TO BOTH HER OWNERS AND TENANTS

Lynne joined the Holmwood Property Management team with over 35 years' experience in the Real Estate and Property Management industries.

Lynne is hardworking and enthusiastic about her role and is dedicated to provide a high level of service to her clients.

She has covered roles such as administration, staff trainer, office manager and she had over 12 years' experience as a Property Manager before becoming our Investment Specialist. Lynne is often commended for her communication, time management

and organisational skills, while her motivation and dedication to her clients is a real asset.

She has an excellent eye for selecting the right property manager for the right property and owner. Lynne enjoys working with people and can get along with those from all walks of life. Outside of work Lynne enjoys spending time with family and friends, walking her dog Willow and keeping fit!

If it's a reliable, enthusiastic and experienced person you seek, then Lynne Cawthorn is an obvious choice!

FINALIST

BUSINESS DEVELOPMENT
MANAGER

REINZ Awards for Excellence 2023

#1 BUSINESS DEVELOPMENT
MANAGER

Harcourts New Zealand 2021-23

& 2024-25

Harcourts International 2021

#2 BUSINESS DEVELOPMENT
MANAGER

Harcourts International 2023

#1 BUSINESS DEVELOPMENT
MANAGER

REINZ Awards for Excellence 2022

2024 REINZ
Awards for
Excellence

WINNER
Residential Property Management
Office of the Year - Large

Harcourts Holmwood
my kind of people