



RayWhite

RENTAL INFORMATION

This information has been supplied by the vendor or the vendor's agent. Accordingly Next Step Realty Limited Licensed (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability. All intending purchasers are advised to conduct their own due diligence investigation into the same. It is highly recommended that intended purchasers seek independent legal advice as part of due diligence. To the maximum extent permitted by law Next Step Realty Limited Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein. If you are not the intended recipient, you must not read, disseminate, distribute or copy this email or any attachments.

Comparative Rental Appraisal

Property Address: 56 Hudson Street, Bryndwr, Christchurch.

DATE: 23/01/2024

Thank you for choosing New Era Property Management to appraise your investment property. An appraisal for rent is determined by the current rental market at any given time. In this current rental market, your property consisting of:

5  3  2  2 

Has been assessed at being able to obtain between: **\$950.00 AND \$1,000.00 per week** based upon the following comparisons:

Street/ Suburb & Status of Property	Bedrooms	Bathrooms	Rent	Assessment
House: Greers Road, Bryndwr – Trade Me.	4	2	\$950.00	Comparable
House: Straven Road, Fendalton – Trade Me.	5	2	\$1,300.00	Superior
House: Straven Road, Fendalton – Trade Me.	4	3	\$1,300.00	Superior

Market Rent information for this suburb: Bryndwr (October 2022 – September 2023)

The market rent report provides users with a yearly overview of the surrounding suburbs, rental information provided by the Department of Building and Housing.

The last 12 Months

Type	Bedrooms	Average Rent	Rent Range	Median
House	5+	\$747.00	\$688.00 - \$808.00	\$720.00

Meet your Property Managers

RayWhite

We're a team of warm-hearted, hardworking individuals who take pride in going the extra mile for our owners and tenants.

We're known for our strong work ethic and high standards. If you're in search of a property management company that's professional, dedicated to achieving the best results, and always puts people first, get in touch with us today. We'd love to chat!



Alysha Kinnaird

Director/ Senior Property Manager

Cell: 021 778 020

Email : alysha.kinnaird@raywhite.com



Hannah Crafts

Property Manager

Cell: 021 773 415

Email : hannah.crafts@raywhite.com

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



Please read the following in conjunction with this report:

These statistics are based on bonds lodged at the Department Building and Housing and may not represent the entire rental market. They provide insights into recent market rents for non-government owned properties available through Department Building and Housing data. Please note, they shouldn't be used to determine specific property market rents or for any other purpose except as an indicator of the non-government rental market based on Department Building and Housing records.

Rental Appraisal - No on-site visit

The assessed value of the property may change subsequent to a thorough on-site inspection. This appraisal is based on available data and local market knowledge, provided in good faith. It reflects current conditions and may change in the future assumption is made that the property complies with relevant tenancy requirements. No liability is accepted for error or omission of fact or opinion this is not intended for financing. This appraisal is valid for 30 days.

Healthy Homes

This appraisal does not confirm compliance with Healthy Home Standards. Costs may be incurred for compliance all rental properties have to comply with the Healthy Homes Standards. It is advised to seek independent legal & technical advice on this matter.