



## 4A Pemberton Ave, Bayview



2 BEDROOMS



1 BATHROOM



1 LOUNGE



1 GARAGE

This is a professional rental assessment for the aforementioned property. We can provide you with a high level of Letting and Property Management services, if required.

In view to giving a current market assessment for rental for the above property, sight unseen, I have considered the following:

1. Location
2. Recent letting of similar type properties in the near vicinity
3. Type of interior and exterior
4. Size of property
5. Outlook from property
6. Condition of rental market at this time



I estimate the current rental for this 2 bedroom, 1 bathroom property to be approximately between:



**\$450.00 & \$480.00 per week**

The Ministry of Building Innovation and Employment statistics show that the average 2 bedroom property in Glenfield can obtain a median weekly rental of **\$432.00 per week**. I feel the above rent could be obtained.

23 NOVEMBER 2017

**Harcourts**  
Cooper & Co




## 4A Pemberton Ave, Bayview



**SIMILAR RENTAL  
PROPERTIES  
IN THE AREA:**



**Laura Knights**  
PROPERTY MANAGER



**2 BEDROOM UNIT - GLENFIELD** 2 Bedrooms  
1 Bathroom

This tidy sunny two bedroom unit is in a great location. This property is north facing and Close to shops, ...

Glenfield  
**\$440 per week**

GLF22912 RayWhite



**RIGHT IN THE MIDDLE OF THE SHORE,** 2 Bedrooms  
1 Bathroom

Presenting this spacious, warm 2 bedroom, 1 bathroom flat in Glenfield on a quiet street. This home is ideal for ...

Glenfield 2/63A Hogans Road  
**\$445 per week**

33000315 Barfoot & Thompson



**UPDATED Warm, Dry And Elevated** 2 Bedrooms  
1 Bathroom

Light, warm and dry this elevated two bedroom front unit in a block of only two. Open planned living and ...

Glenfield 47a Peach Road  
**\$470 per week**

GL34696 Harcourts

*If I can be of any further assistance, please do not hesitate to contact me.  
Laura Knights*

**Cooper & Co Real Estate Limited MREINZ Licensed REAA 2008 (A member of the Harcourts Group Ltd).**

This assessment has been carried out by us as Real Estate Agents and not Valuers. The information contained herein has been obtained from sources believed to be correct and reliable but no liability is accepted for error or omissions of fact or opinion. This assessment is valid for one month from date of writing. This property has not been sighted. It is based on current rental statistics and known rented properties in the area, it is not a guarantee to rental income. Rental values vary considerably from week to week depending on market factors. This is our "considered opinion".

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