

# RENTAL APPRAISAL

Property appraised by:



**Lisa Robinson**

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**Cert Property Management**

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Date: 3 June 2021



12 Tuatua Road, Hobsonville

## Property description:

Tastefully decorated and thoughtfully laid out, this home has so many convenient features you can't help but love it. On the living level is a single internal access garage and a guest WC. The living is large, light-filled and open plan and flows out to the patio and lawn beyond. Upstairs, 3 queen sized bedrooms gather around the roomy landing that is perfect for a desk or sofa. With a WIR and ensuite bathroom the master is the complete package, and the other 2 bedrooms share a family sized combined bathroom with a bath and separate shower cubicle.

	3
	2.5
	1
	1

*This is a rental appraisal only and should be treated as such. It is not a registered valuation and has been prepared for the sole benefit of the Landlord. Any person who treats the above otherwise does so at their own risk.*



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## Appraised range:

Given the current market conditions I would appraise the property at \$700.00 - \$720.00 per week.

	Silver	Gold	Platinum
Management Fee - on rental collected	6.5% + GST	7.5% + GST	8.5% + GST
Minimum Non-Cancellation Period	6 months*	12 months*	12 months*
Billing Fee - on invoices paid	6.5% + GST	Free	Free
Regular Inspections	\$46 GST incl.	Free	Free
Advertising for tenants	\$57.50 GST incl.	Free	Free
Credit Checks**	\$15 GST incl/tenant	Free	Free
Annual Smoke Detector Assessment**	\$99 GST Inc	\$99 GST Inc	Free
Initial Regulation Compliance Report**	\$179 + GST	\$179 + GST	Free
Mediation or Tribunal	Free^	Free^	Free^
Initial Condition Report	Free	Free	Free
Final Inspections	Free	Free	Free

\*\* Cost may vary depending on supplier charge \* \$500 early cancellation fee may apply ^ For tenants sourced by FaceUP

## Similar property:

Nearby property with very similar layout. Recently rented by FaceUP for \$720 per week.

