# APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

**Cert Property Management**REINZ Accredited Property Manager

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Date: 21/11/2020

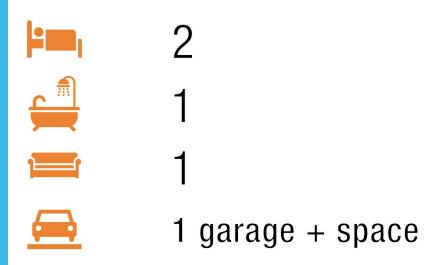




26 Station Street, Hobsonville

## **Property description:**

Wonderful 2 bedroom property with single internally accessed garage. Light open plan living and wonderful outdoor area consisting of 2 patios and a lawn area. Very private. Bathroom contains bath and separate shower.



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.

# RENTAL APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

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## Appraised range:

Given the current market conditions I would appraise the property at \$640.00 - \$670.00 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

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

### Similar property:

2 bedroom property with single internal access garage. 2 levels, yard and floor area smaller than subject property. Recently rented by FaceUP for \$650 per week.

