

RENTAL APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

Cert Property Management

REINZ Accredited Property Manager

M: 021 942 226

E: lisa@faceup.co.nz

www.faceup.co.nz

Date: 18/12/2020



18 Walter Merton Road, Hobsonville

Property description:

Lovely 2 bedroom, 1.5 bathroom home. A choice of outdoor patios. Parking at the back and on street spaces out front. Lovely open plan living with plenty of storage throughout. Bedrooms are king sized and have large wardrobes. Hobsonville Point and Scott Point Primary School zone as well as Hobsonville Point Secondary School zone.

	2
	1.5
	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 \$610.00 - \$640.00 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. Also 2 bedroom but no guest toilet downstairs. Recently rented by FaceUP for \$620.

