

Rental Appraisal

RayWhite



317 Royal Road

\$540.00-\$580.00

25th March 2019

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. The current market rent for a three bedroom home in Massey is \$500.00 per week. Based on current market and comparable properties in the area, we would consider the current market value for to be \$540.00 - \$580.00 per week.

Property Description

This beautifully presented three bedroom, one bathroom brick and tile home is situated in a highly sought after area in Massey. The living, dining and kitchen is open plan and spacious with a heat pump. All three bedrooms are doubles with built in robes. The family bathroom has a stand alone shower and bath, the toilet is separate. There is an extra room that could be utilised as a rumpus area or office space. This home is situated on a fully fenced, low maintenance section with a good size grass area and landscaped gardens. Located close to motor way access, North West shopping complex, local schools, amenities and public transport.



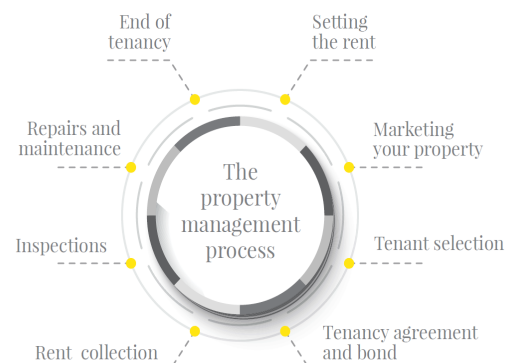
Comparable Rental Properties

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1. 59 McClintock Road, Massey: 3 bedrooms, 1 bathroom: \$540.00
2. 59c Woodside Road, Massey: 3 bedrooms, 1 bathroom: \$520.00
3. 6 Crompton Road, Massey: 3 bedrooms, 1 bathroom: \$585.00

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



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free

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This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Austar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has