

The Ray White logo is displayed in a yellow box in the top right corner of the main image. It features the brand name "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white.

Rental Appraisal

4 Staley Road, Parau

\$520.00 - \$550.00

28th July 2021



Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current market value of your property to be within this vicinity.

Property Description

This beautifully presented two bedroom, one bathroom home is situated in a highly sought after area in Parau.

The living, dining and kitchen is open plan and spacious with great indoor / outdoor flow to the sun trapped entertainment deck. The kitchen has plenty of pantry and bench space throughout. Both bedrooms are good in size, the family bathroom is modern with a shower over bath. Situated on a low maintenance section with plenty of outdoor entertainment areas and off street parking.



Comparable Rental Properties

1. 2/196 Old Titirangi Road, Titirangi: Two bedrooms, one bathroom: \$520.00

Due to the lack of comparable properties this appraisal is also based on market knowledge.

Current Ministry of Business Innovations and Employment Statistics report that the average two bedroom home in the area rents for \$535.00 per week

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 Landlord Information and Claimable Expenses Guides.



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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 not viewed this property.