

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, black, sans-serif font, set against a bright yellow rectangular background. The overall image background features a blurred view of a blue ocean and a white sky, with a peace lily plant in a dark, textured pot in the foreground on the right. In the lower foreground, there are decorative items: a spherical object made of a rope net and a cluster of white seashells.

Rental Appraisal

56 Paewai Road, Glen Eden

Prepared by :

Paul Zellman | Investment Property Consultant

April 2026

The Austar Property Services logo is located in the bottom right corner. It features a stylized white graphic element resembling a downward-pointing arrow or a chevron, followed by the word "AUSTAR" in a bold, black, sans-serif font. Below "AUSTAR" is the text "Property Services" in a smaller, black, sans-serif font. A small white star icon is positioned to the left of the main graphic element.

AUSTAR PROPERTY SERVICES OFFERS IT ALL !

Why Ray White Austar?

- **Educational Excellence:** All offices hold NZQA Level 4 Certificate experience, backed by a minimum required 20 hours of annual training for all staff.
- **Financial Integrity:** We manage rental funds through dedicated client funds accounts (trust accounts), undergo independent financial audits, and carry public indemnity insurance.
- **Customer-Centric Approach:** Tailored products and services for all landlords, yes, even those self-managing- as below:

Offerings:

- Free Rental Appraisals
- Trusted Supplier recommendations for Healthy Homes Reports & Works
- Full Renovation Management for Those wanting to Add Value or Bring up to Rental Standard
- Ray White Choice for Self-Managing Landlords & Diy Enthusiasts
- Traditional Full Management

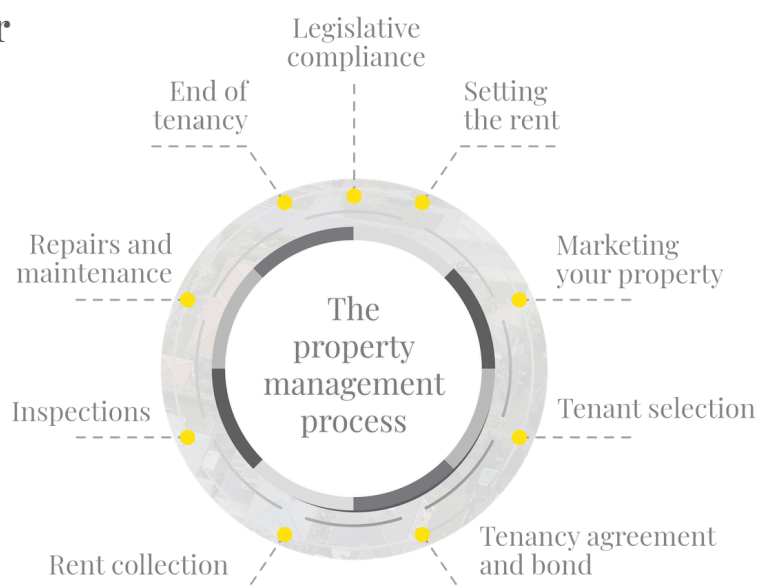
Trusted Network: Austar Investors Club, Lawyer Recommendations, Healthy Homes Suppliers, Insurance Brokers & Life Insurance, Loan Market Mortgage Brokers, Sales Reviews & Local Market Leader Referral to Sell or Purchase

\$500 PREZZY CARD Referrals

Whether it be New, Currently Managed, or Self Managed- if they come on board with us receive a \$500 Prezzi card. (T's and c's apply)

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.



Appraisal & Property Details

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 for to be **\$830.00 - \$860.00 per week**.

The Median Market Rent for a Four Bedroom House in the Glen Eden area rents for \$750.00 per week. The Upper Quartile Rents for \$823.00 per week.

56 Paewai Road, Glen Eden

 4  2  3 **190m² Floor**



Comparable Rental Properties

109A Woodglen Road Glen Eden, \$800.00/week

4 Beds 2 Baths 4 Car Spaces 177m² Floor



111d Woodglen Road, Glen Eden, \$860.00/week

4 Beds 2 Baths 4 Car Spaces 172m² Floor



2A Palmer Avenue, Glen Eden, \$850.00/week

4 Beds 3 Baths 2 Car Spaces -² Floor



Paul Zellman

Investment Property Consultant

021 197 9341 paul.zellman@raywhite.com

Ray White Austar Property Services have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know.

It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation and Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

