



**first
national**
REAL ESTATE

| Team Glendene

Address
Shop 2,
1 Thornlow Street
Glendene
Auckland 0602

Contact
P (09) 837 1707
F (09) 837 1712
E info@teamglendene.co.nz
W www.teamglendene.co.nz

6th August 2020

To: Who it may concern

Address: 19 Titch Place, Glen Eden

Firstly, we would like to convey a sincere "thank you" for offering us the opportunity to provide a professional rental appraisal of the above property.

This property is a genuine 5 bedroom home with a garage conversion into more living space making this a premium offering.

Your property has some very appealing features in a sought after area. With local schools and the rail corridor being in walking distance, this will be highly sought after.

Taking into consideration the current rental market conditions, it is our opinion your property would achieve a minimum weekly rent of **\$650.00 to \$680.00 per week or more.**

This figure has been based on properties of a similar calibre within the locality of your property.

If you have any further questions please do not hesitate to call.

Kind Regards

Sherrol Paalvast
Property Manager



Property Guru

By  CoreLogic

Street Address: 19 Titch Place, Glen Eden, Waitakere
Area: Parrs Park, Waitakere

Latest Quarter

01 January 2020 to 31 March 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	19	\$527	\$500 - \$550	\$530

Last 12 months

01 April 2019 to 31 March 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Flat	2	8	\$363	\$380 - \$405	\$402
House	2	11	\$415	\$370 - \$461	\$430
House	3	98	\$521	\$500 - \$550	\$520
House	4	18	\$608	\$575 - \$620	\$600

Explanation of Terms

Bonds Received - The number of bonds received by the Department of Building and Housing that had complete information about weekly rent, house type, number of bedrooms and the correct property address.

Average Rent - The most typical weekly rent, calculated by adding up the weekly rents for all bonds and dividing this by the total number of bonds.

Rent Range - Lower quartile to upper quartile.

Lower quartile - The weekly rent at 25% of all market rents when all are placed in order of value.

Upper quartile - The weekly rent at 75% of all market rents when all are placed in order of value.

Median - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low.

Currency of Data

CoreLogic Address Data: 31 July 2020