

17 November 2025

HomeSell Real Estate Limited
T/A HomeSell Pro
14 Vaughan Cres
Murrays Bay
Auckland 0630

Re: 201/32 Swanson Street, Park Residences, Auckland Central

I have assessed the above-mentioned property for the purpose of establishing a market rent. Based on the current market I would estimate the property would rent for **\$450 to \$500 per week**.

This modern apartment comprises of a large bedroom, modern bathroom and open-plan living area. Enjoying an enviable central-city location, it sits next to the peaceful St Patrick's Square and the historic cathedral, and is just moments from Viaduct Harbour, Wynyard Quarter, Britomart, SkyCity, and top universities. Everything from shopping and dining on Queen Street to waterfront cafés and bars is within easy walking distance.

Resident amenities — includes access to an indoor swimming pool and gym.

Prime CBD location — walking access to Commercial Bay, Queen Street, Britomart, SkyCity, the waterfront, universities and public transport hubs.

Chris Caldwell
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HomeSell Pro
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Disclaimer:

1) Whilst all care is taken to be accurate with rental appraisals, we cannot be held accountable for any information in this document. This appraisal is based on information sourced from Tenancy Services, Core Logic and currently available rentals in the area. It is valid for one month from date of issue and the agents or their clients do not accept liability for changes to market conditions that may affect the content of this appraisal.

2) This rental appraisal does not take into account whether or not this property complies with current 'Healthy Home Standards'.