

25 March 2024

HomeSell Real Estate Limited
T/A HomeSell Pro
Licensed REAA 2008
14 Vaughan Cres
Murrays Bay
Auckland 0630

Re: Apartment A3 / 71 Spencer Road, Oteha/Albany

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 between \$550 to \$600 per week.

This refurbished ground level apartment comprises of 2 bedrooms, 1 bathroom, open plan kitchen/dining/lounge plus a cupboard laundry. It also has a covered patio, turf lawn and landscaped garden area along with a designated carpark and lovely communal green spaces within the complex.

Zoned for Pinehill School, Northcross Intermediate, Rangitoto College and Long Bay College. It is within walking distance of Countdown supermarket, Albany Mall and Albany park n ride. Also handy to Massey University, lovely swimming beaches and motorway access.

Chris Caldwell
Licensed Agent
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'.