



Investment *Property Appraisal* August 2025

Sudio, 137 Weggery Drive,
Waikanae Beach

Number of Bedrooms: 2, Bathroom: 1, Garaging: 0

Current Statistics from [tenancy.govt.nz](https://www.tenancy.govt.nz)

Market Rent in Waikanae Beach for June 2025

Property Type: House

Number of Bedrooms: 2

Lower Quartile
\$598

Median Quartile
\$650

Upper Quartile
\$689

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
11a Sunset Terrace, Waikanae Beach	Apartment	\$495	Bedroom: 2 Bathroom: 1 Garaging: 0	Built in 1991, this apartment is joined to the main home, but has its own private entrance. In original, tired condition throughout. Rented May 2025
110 Tutere Street, Waikanae Beach	House	\$510	Bedroom: 2 Bathroom: 1 Garaging: 0	Built in 1971, this 70sqm standalone cottage is tidy throughout. Oven & microwave provided, with a heat pump for heating. It is set on a large section maintained by the owner. Rented December 2024
56 Tutere Street, Waikanae Beach	House	\$520	Bedroom: 2 Bathroom: 1 Garaging: 0	Built in 1976, this 92sqm standalone bach is in original, tidy condition throughout. Comes fully furnished on a short term lease. Garage not included. Rented April 2025

Based on current market and comparable properties used by Trade Me, www.realestate.co.nz and REINZ to compare this property, I would consider the current market value to be appraised between:

\$490 - \$520 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$520 per week
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$490 per week
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants. You have the final decision on the tenant selection. No tenant will be offered the property without your approval.

Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an **REINZ accredited agency**, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

Further Notes

This rental appraisal has been completed based off plans, photos or an online listing.

Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal.

To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.

Please note: a rental property must have appropriate facilities for baking and cooking

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.



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