



RENTAL APPRAISAL

32 MCKERROW STREET, MARSHALNDS, CHRISTCHURCH

4 bedroom / 2 bathroom / 2 garage

\$750 - \$795 per week

Built in 2019, this four-bedroom home offers easy living in a friendly neighbourhood. The sunny main bedroom includes an ensuite, and the open-plan living flows to a west-facing patio with a covered outdoor area for year-round use.

Enjoy a secure, low-maintenance section, double internal garage plus off-street parking. Local parks, reserves, Bottle Lake Forest, shops, and key transport routes are all close by.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

Comparable Rentals

1 5 EYLES STREET, MARSHLAND, CHRISTCHURCH, 8083



4 2 2 458m² 201m²
 Age 2025 DOM 11 days Capital Value \$960,000
 Listing Date 09-May-25 Distance 0.12km CV Date 01-Aug-22
 Listing Price \$750/week

2 117 AVIEMORE DRIVE, MARSHLAND, CHRISTCHURCH, 8083



4 2 2 440m² 164m²
 Age 2025 DOM 18 days Capital Value \$860,000
 Listing Date 23-May-25 Distance 0.13km CV Date 01-Aug-22
 Listing Price \$730/week

3 10 EYLES STREET, MARSHLAND, CHRISTCHURCH, 8083



4 2 2 422m² 203m²
 Age 2025 DOM 7 days Capital Value \$970,000
 Listing Date 06-Apr-25 Distance 0.16km CV Date 01-Aug-22
 Listing Price \$730/week

4 21 TIMARA CRESCENT, MARSHLAND, CHRISTCHURCH, 8083



4 2 2 442m² 177m²
 Age 2025 DOM 38 days Capital Value \$880,000
 Listing Date 25-Feb-25 Distance 0.05km CV Date 01-Aug-22
 Listing Price \$780/week

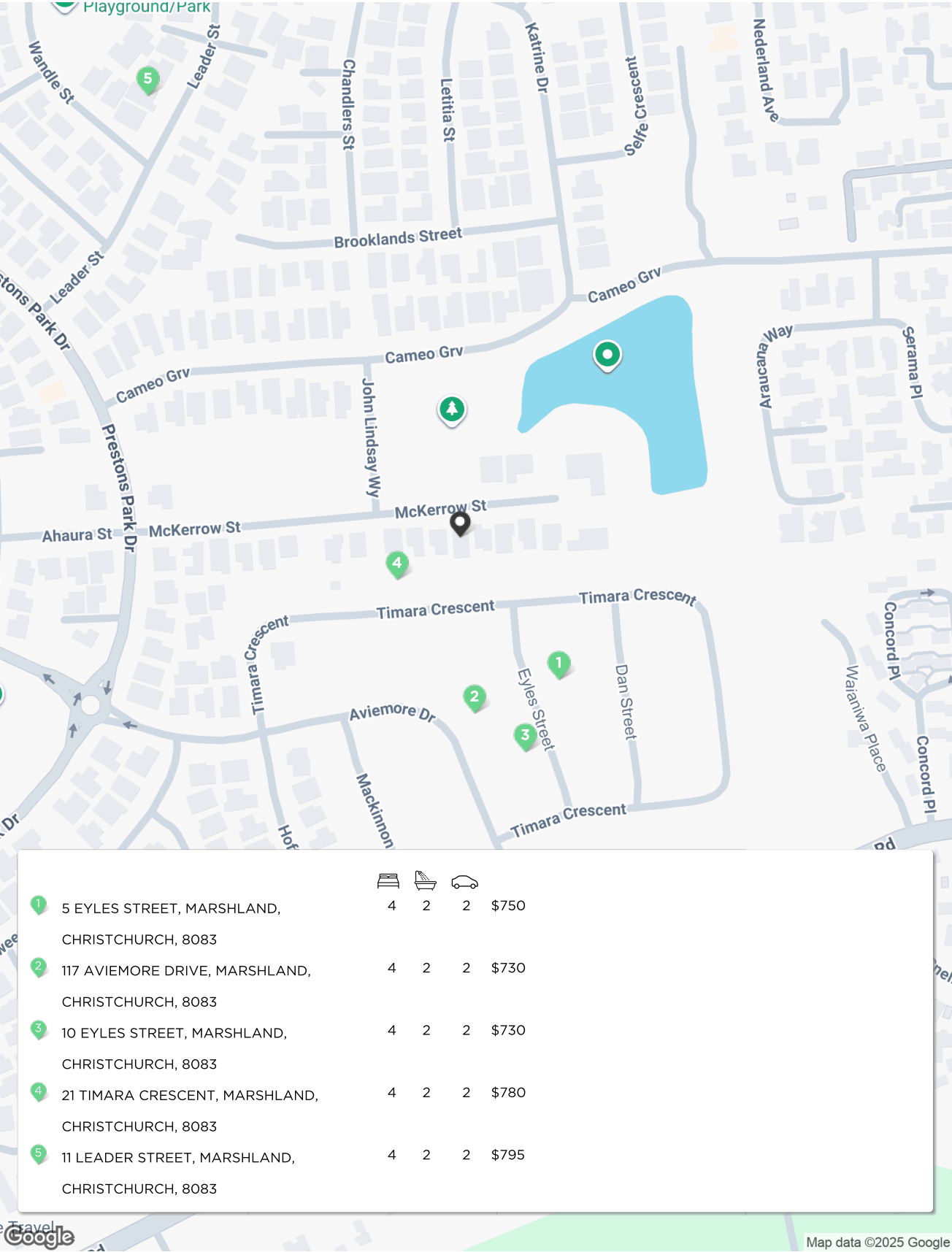
5 11 LEADER STREET, MARSHLAND, CHRISTCHURCH, 8083



4 2 2 488m² 184m²
 Age 2018 DOM 904 days Capital Value \$890,000
 Listing Date 06-Mar-23 Distance 0.38km CV Date 01-Aug-22
 Listing Price \$795/week

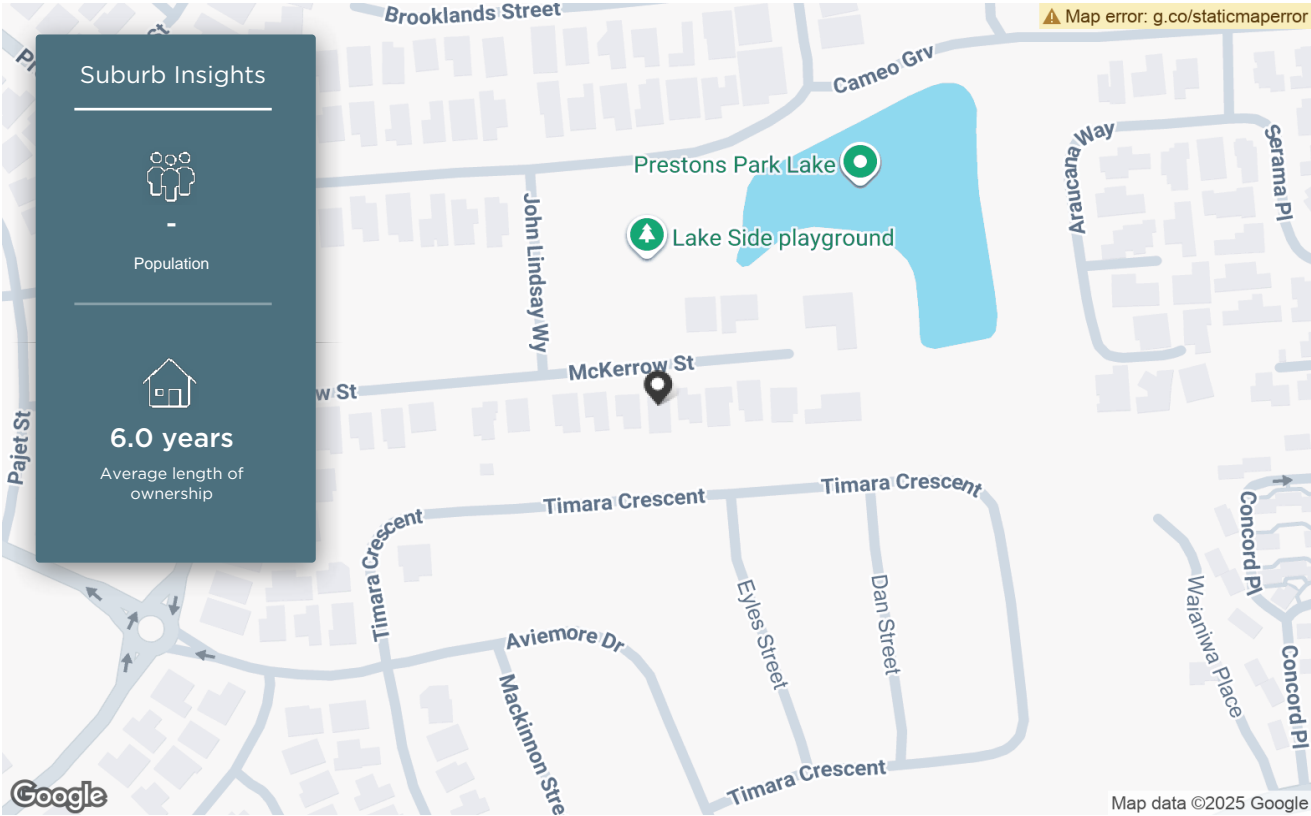
DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals



Marshland

Demographic



The size of Marshland is approximately 11 square kilometres. The population of Marshland in 2006 was 2,706 people. By 2013 the population was 921 showing a population decline of 66.0% in the area during that time. The predominant age group in Marshland is 65+ years. In general, people in Marshland work in a legislators, admin and managers occupation. Currently the median sales price of houses in the area is \$909,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	70.3	Agricultural and Fishery	8.0	-20K	1.1	0-9	10.5
Two Families	3.6	Clerical	9.9	20-30K	3.3	10-19	15.0
Three+ Families	0.9	Elementary	9.3	30-50K	14.3	20-29	8.6
Lone Occupant	17.1	Legislators, Admin and Managers	17.3	50-70K	12.1	30-39	10.5
Share Accommodation	1.8	Plant and Machinery Operator	7.4	70-100K	16.5	40-49	12.8
Other	0.9	Professional	15.4	100K+	28.6	50-59	16.3
		Service and Sales	8.0			60-64	6.1
		Technicians	9.9			65+	18.2
		Trades	13.6				

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