



# RENTAL APPRAISAL

65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH  
**2 bedroom / 1 bathroom / 1 garage     \$500 - \$525 per week**

This warm, modern home has been thoughtfully upgraded for easy living. A brand-new kitchen with soft-close drawers, triple-glazed windows, and a heat pump with full insulation keep things comfortable year-round. Both bedrooms are oversized with built-in wardrobes, and there's a separate garage for parking or extra storage. The living space gets great sun, while the location puts you close to the CBD, The Palms, riverside walks, parks, and bus routes

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

## Comparable Rentals

### 1 38 CRESSWELL AVENUE, BURWOOD, CHRISTCHURCH, 8061



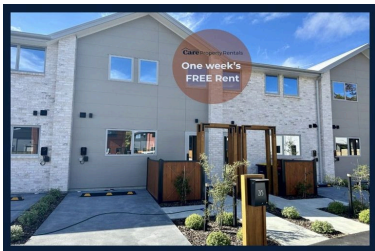
🛏 2 🚿 1 🚗 1 📏 438m<sup>2</sup> 📏 97m<sup>2</sup>  
 Age 1930 DOM 47 days Capital Value \$530,000  
 Listing Date 16-Jan-25 Distance 0.26km CV Date 01-Aug-22  
 Listing Price \$550/week

### 2 3/4 MATATA PLACE, DALLINGTON, CHRISTCHURCH, 8061



🛏 2 🚿 1 🚗 1 📏 106m<sup>2</sup> 📏 76m<sup>2</sup>  
 Age 2024 DOM 8 days Capital Value \$610,000  
 Listing Date 27-Apr-25 Distance 0.59km CV Date 01-Aug-22  
 Listing Price \$520/week

### 3 2/5 MATATA PLACE, DALLINGTON, CHRISTCHURCH, 8061



🛏 2 🚿 1 🚗 1 📏 117m<sup>2</sup> 📏 79m<sup>2</sup>  
 Age 2024 DOM 43 days Capital Value \$640,000  
 Listing Date 05-Jun-25 Distance 0.59km CV Date 01-Aug-22  
 Listing Price \$490/week

### 4 1/5 MATATA PLACE, DALLINGTON, CHRISTCHURCH, 8061



🛏 2 🚿 1 🚗 1 📏 158m<sup>2</sup> 📏 82m<sup>2</sup>  
 Age 2024 DOM 118 days Capital Value \$720,000  
 Listing Date 03-Apr-25 Distance 0.59km CV Date 01-Aug-22  
 Listing Price \$500/week

### 5 3/12 MATATA PLACE, DALLINGTON, CHRISTCHURCH, 8061



🛏 2 🚿 1 🚗 1 📏 100m<sup>2</sup> 📏 75m<sup>2</sup>  
 Age 2024 DOM 27 days Capital Value \$610,000  
 Listing Date 07-Aug-25 Distance 0.63km CV Date 01-Aug-22  
 Listing Price \$499/week

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



# Comparable Rentals

6

2/33 HERCULES STREET, SHIRLEY, CHRISTCHURCH, 8013



2

1

1

82m<sup>2</sup>

62m<sup>2</sup>

Age

2022

DOM

7 days

Capital Value

\$575,000

Listing Date

19-May-25

Distance

1.06km

CV Date

01-Aug-22

Listing Price

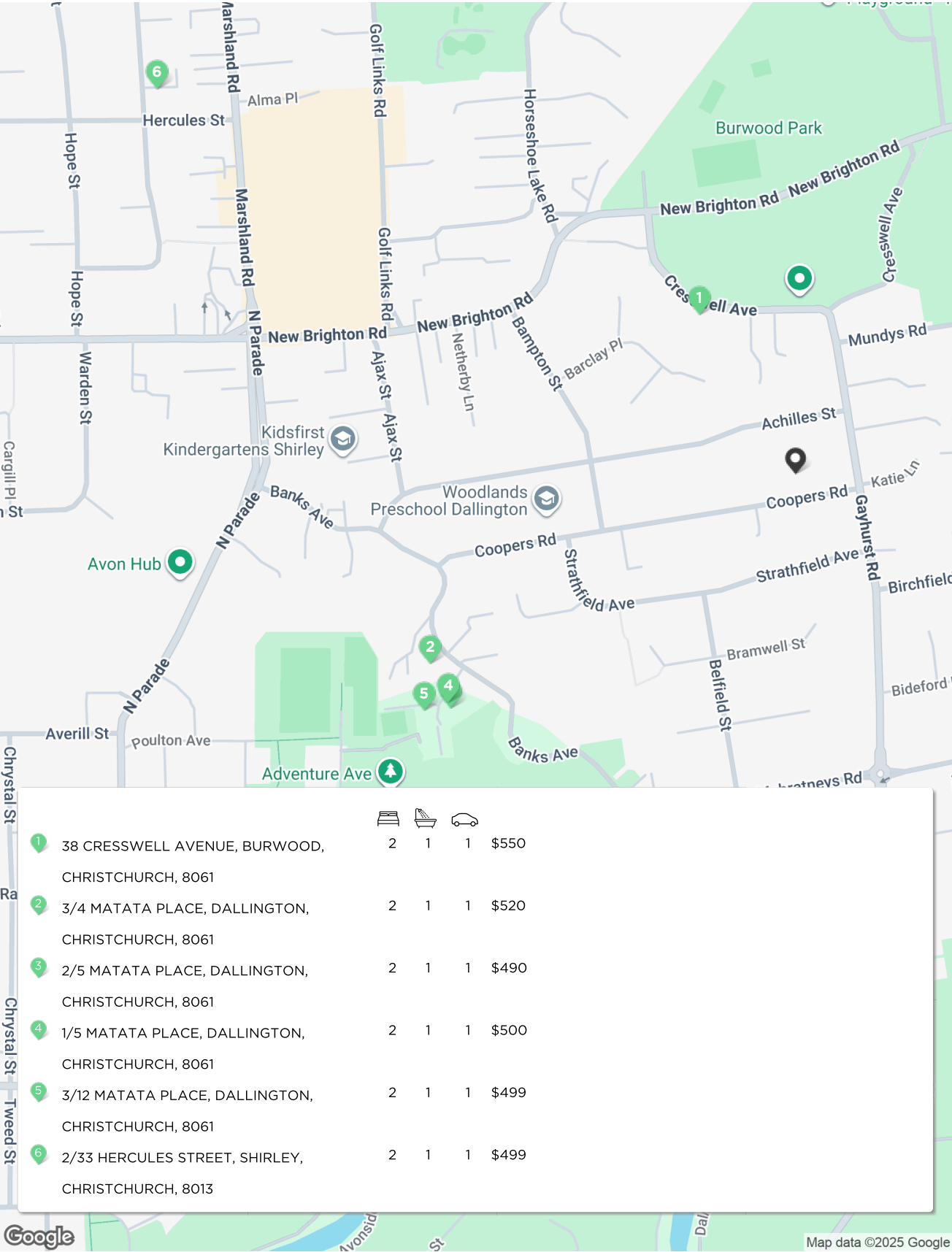
\$499/week

DOM = Days on market

\*

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Comps Map: Rentals



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FRASER FLYNN

# Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

Whether you're ready to get started or just want to ask a few questions, feel free to get in touch — I'm always happy to help.

Look forward to hearing from you soon,



**Get a Rental Appraisal**



jackie@fraserflynn.co.nz



021 522 399



fraserflynn.co.nz



facebook.com/fraserflynnpm

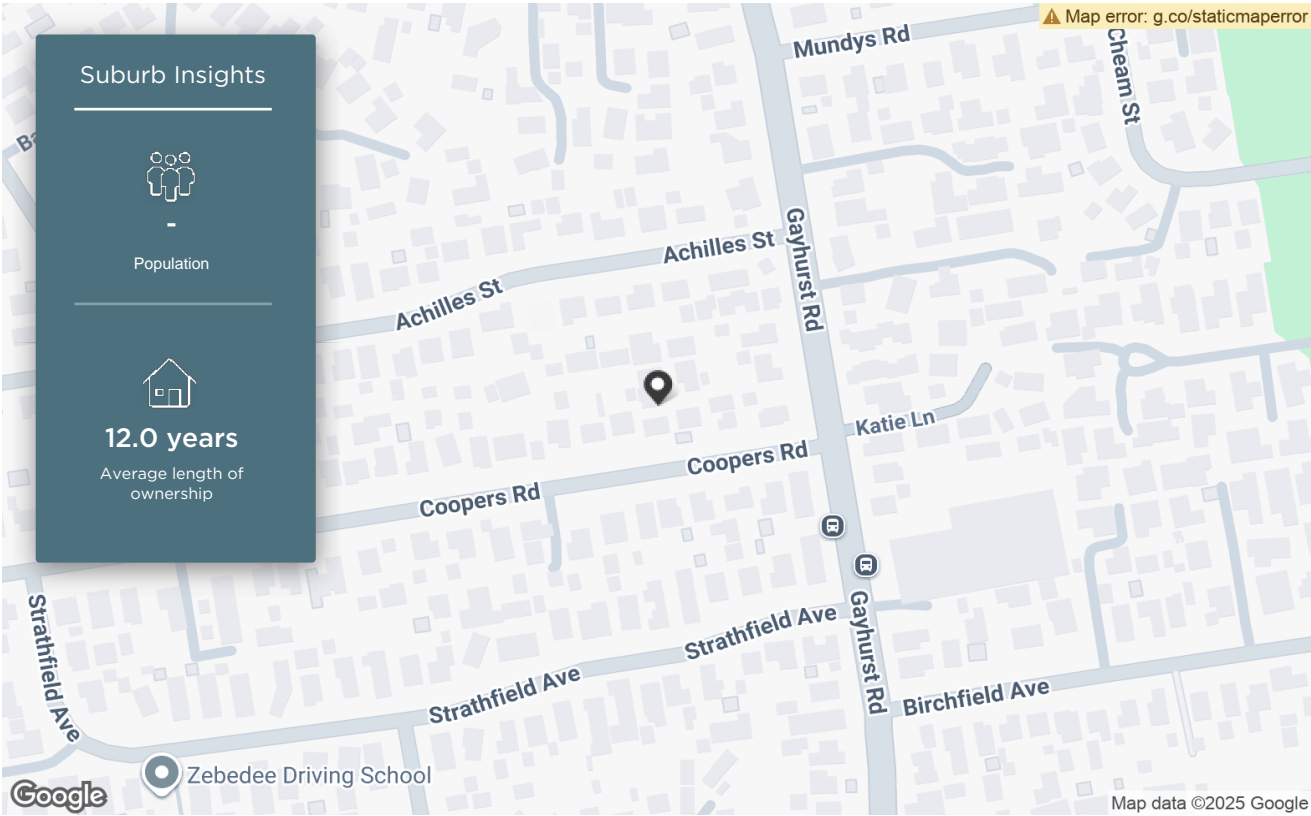


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# Dallington

## Demographic



The size of Dallington is approximately 1 square kilometres. The population of Dallington in 2006 was 3,570 people. By 2013 the population was 1,752 showing a population decline of 50.9% in the area during that time. The predominant age group in Dallington is 65+ years. In general, people in Dallington work in a service and sales occupation. Currently the median sales price of houses in the area is \$571,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	57.6	Agricultural and Fishery	0.7	-20K	4.5	0-9	11.4
Two Families	2.4	Clerical	10.9	20-30K	7.3	10-19	11.4
Three+ Families	0.0	Elementary	8.9	30-50K	17.3	20-29	12.3
Lone Occupant	23.5	Legislators, Admin and Managers	9.5	50-70K	13.4	30-39	10.1
Share Accommodation	3.5	Plant and Machinery Operator	5.6	70-100K	21.2	40-49	10.9
Other	2.0	Professional	12.5	100K+	13.4	50-59	12.0
		Service and Sales	13.8			60-64	5.6
		Technicians	13.2			65+	17.3
		Trades	11.8				

## Disclaimer

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