

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI



Homely
PROPERTY MANAGEMENT

Investment Property Appraisal September 2025

10 Karearea Avenue,
Waikanae

Number of Bedrooms: 3, Bathroom: 2, Garaging: 2
180sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for June 2025

Property Type: House

Number of Bedrooms: 3

Lower Quartile

\$631

Median Quartile

\$658

Upper Quartile

\$730

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
11 Kotare Street, Waikanae	House	\$825	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 1958, this home is 33sqm smaller. It has been completely renovated. On a larger section with a swimming pool, with lawn and lots of gardens maintained by tenant & owner respectively. Enjoys views to the Island. Rented February 2025
72 Waipunahau Road, Waikanae	House	\$850	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 2019, this home is 40sqm larger. It offers low maintenance, high spec living. Set on a slightly smaller section, it is not fully fenced, with lawns & gardens for the tenant to maintain. Rented by Homely October 2024
7 Kaiwaru Place, Waikanae	House	\$850	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 2022, this home is 26qm smaller. It is beautifully finished, with high spec appliances, soaring ceilings in the living space, and neutral décor. On a slightly slopped section, with extensive gardens. Rented by Homely December 2024

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:

\$820 - \$850 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$850 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 \$820 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.

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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Prepared by Rachael Stipkovits
Independent Property Manager
027 299 3651 - rachael@homely.nz

