

# RENTAL APPRAISAL

October 2025

**5/17 Warwick Street,  
Richmond, Christchurch**

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Thank you for the opportunity to provide a rental appraisal for 5/17 Warwick Street, Richmond, Christchurch

This fully furnished 3 bedroom townhouse features a well equipped kitchen, with quality appliances. The kitchen flows directly into a spacious, open plan living and dining area

Three double bedrooms all have ensuites and are a good size

Outdoor living is seamless with easy access through the sliding doors to the patio area. This property is situated conveniently close to local shopping facilities/amenities and is a short drive to the city centre.

This appraisal represents our estimate of the best market rent achievable for this 3-bedroom townhouse in the range of **\$680 - \$700** per week, furnished.

*Prepared by:*

Belinda Duncan  
Property Manager  
Christchurch

027 254 3266

belinda.duncan@positiverealestate.co.nz

3 October 2025

## R E N T A L   A P P R A I S A L

**Re: 5/17 Warwick St, Richmond, Christchurch**

Dear Investor,

Thank you for the opportunity to provide a rental appraisal for the above development.

Please note, we are not registered valuers and that this appraisal is based on our experience, trends in the rental market, recent rentals in the area, and information from databases such as [reinz.co.nz](https://www.reinz.co.nz). This appraisal does not constitute advice in any form, and should not be read as such. We do not accept responsibility for decisions made based on this report and suggest that you always source other appraisals. Market conditions and/or the finished product may alter the figures in this appraisal. The use of this appraisal is only permitted on acceptance of these conditions.

Positive Asset Management reserves the right to inspect the property to verify the accuracy of the above rental price range. Please feel free to contact me to discuss this appraisal or our Property Management services.

Yours faithfully,

Belinda Duncan  
Property Manager  
Christchurch

027 254 3266  
[belinda.duncan@positiverealestate.co.nz](mailto:belinda.duncan@positiverealestate.co.nz)

DISCLAIMER The appraisal figure in this letter represents an estimate of the rental price that the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.

### OFFICE LOCATIONS:

**Auckland:** 195 Main Highway, Ellerslie, Auckland 1051

**Hamilton:** Satellite Office

**Christchurch:** 293 Durham Street North, Lvl 1 - Regus Office, Christchurch 8013

**Wellington:** 2/94 Dixon Street, Te Aro, Wellington 6011



# ABOUT US

At Positive Asset Management, we know your property is more than just an investment, it's your security and your legacy. That's why we're here to ensure it's managed with care, expertise, and an eye on the future.

Spanning Auckland, Hamilton, Wellington, and Christchurch, we provide local expertise with national reach. Whether it's leasing, maintenance, or ensuring your rental income grows steadily, we bring a tailored approach to managing your investment, no matter where it's located.

We know time is your most valuable asset, which is why we handle the details, anticipate challenges, and deliver solutions so you can feel confident and secure. Communication is at the heart of what we do, keeping you informed every step of the way so you always feel in control.

With professionalism, knowledge, and trust at our core, we make it easy for you to sleep soundly knowing your property is in good hands.

Let us help you protect and grow what you've worked so hard to build.

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