



Investment Property Appraisal November 2025

9 Wright Grove,
Levin

Number of Bedrooms: 5, Bathroom: 2, Garage: 2

Current Statistics

Market Rent in Levin for September 2025

Property Type: House

Number of Bedrooms: 5

Lower Quartile

\$0

Medium Quartile

No Statistics Available

Upper Quartile

\$0

These stats are from tenancyservices.co.nz

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
11 Magnolia Place, Levin	House	\$800	Bedroom: 5 Bathroom: 2 Garaging: 0	Built in the 2020's, this 5 bedroom home has a large backyard that is low maintenance, smaller double bedrooms, and a slim lounge. Rented September 2024
3 Claremont Rise, Levin	House	\$800	Bedroom: 5 Bathroom: 3 Garaging: 2	Built in the 2000's, this large 2-storey family home, offers functionality and comfort. Featuring 2x living rooms and a wooden deck for entertainment. Rented February 2024
178A Cambridge Street, Levin	House	\$690	Bedroom: 5 Bathroom: 1 Garaging: 0	Built in the 1950's, this older 5 bedroom home is small and tight fitting. It has kept it's original state with a bathroom that has slightly been renovated. Rented April

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:

\$800 - \$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 \$800 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.
- Please note: 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.

*The 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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