



Investment Property Appraisal November 2025

198 Bath Street,
Levin

Number of Bedrooms: 3, Bathroom: 1, Garage: 1

Current Statistics

Market Rent in Levin for September 2025

Property Type: House

Number of Bedrooms: 3

Lower Quartile

\$520

Medium Quartile

\$550

Upper Quartile

\$580

These stats are from tenancyservices.co.nz

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
46 George Street, Levin	House	\$560	Bedroom: 3 Bathroom: 1 Garaging: 1	<i>This older 1950's home is a Homely property. This was rented within 2x weeks. It features blue striped paint and a large unique layout of the property. It has not been modernized. The biggest attraction was the large yard with garden beds and fruit trees. Rented August 2025</i>
22 Ferguson Street, Levin	House	\$540	Bedroom: 3 Bathroom: 1 Garaging: 1	<i>Built in the 1960's, this 3-bedroom home has maintained it's original features, it has had a paint and carpet refresh. Features a Large backyard. Rented April 2025</i>
29 Bowen Street, Levin	House	\$530	Bedroom: 3 Bathroom: 1 Garage: 2	<i>Built in the 1950's, this 3-bedroom property has had the kitchen updated back in the mid 2000's. The rooms are double bed sized and the property features a large deck backing onto a large yard. Rented June 2025</i>

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:

\$520 - \$560 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$560 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 \$520 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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