

# Rental Appraisal\*



TO WHOM IT MAY CONCERN

26<sup>th</sup> November 2025

## 5 Miro Road, Ruatangata, Whangarei

### Property location

This property is situated in a popular lifestyle location.

### Property features

- 3 bedrooms
- 2 bathrooms
- Heating
- Garaging
- Carport
- Patio

### Ideal tenant profile

The property will attract strong interest from families who will enjoy the benefits or lifestyle living not far from popular schools and amenities.

### Financial considerations

- Rental Range: \$700.00 - \$750.00 per week
- Plan on occupancy of 50 weeks per year
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

### Market Comparisons

Knight Road, inferior, \$650.00 per week, currently advertised  
Harris Road, inferior, \$680.00 per week, currently tenanted  
Vinegar Hill Road, superior, \$980.00 per week, currently tenanted  
Owhiwa Road, inferior, \$680 per week, currently tenanted

This appraisal is based on the property being a compliant dwelling with Whangarei District Council and compliant with the healthy homes act.

Yours sincerely

Andrea Phelan

**General Manager**

**Quinovic Property Management Whangarei**

*'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability or the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.'*

**Disclosure:** A staff member of Olive Tree holds financial interest in Quinovic

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