



3 December 2025

**17/45 Dickens Street
Addington
Christchurch**

Thank you for choosing Wolfbrook Property Management for your property appraisal. Our goal is to give you clear insights into your property's potential rental income, helping you make informed decisions about its management and leasing.

I am pleased to provide you with a detailed assessment of your property's rental value based on a thorough analysis of current market trends and comparable properties in the area.

Property Description:

- Units 2 and 7 (Poulson Villas) consist of Two bedrooms, Two bathrooms and One off-street car park. I have appraised the weekly rental for these units at **\$520.00** per week in this current market.
- Unit 12/18 Fielding Street consists of: Two bedrooms, Two bathrooms and One off street car park The weekly rental for these units at **\$530.00** per week in this current market.

I would recommend the market rent on 17/45 Dickens based on comparative rentals (as above) to be \$530 per week – also as this is a larger corner site, this has been taken into consideration

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly.

Kind regards

Belinda Duncan
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