

# STATEMENT OF PASSING OVER INFORMATION

**This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.**

**We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.**

**To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.**

# SOLD ON KĀPITI



## Investment *Property Appraisal* January 2026

136 Guildford Drive,  
Paraparaumu

Number of Bedrooms: 3, Bathroom: 2, Garaging: 2  
190sqm

### Current Statistics from [tenancy.govt.nz](https://tenancy.govt.nz)

Market Rent in Paraparaumu for November 2025

Property Type: House

Number of Bedrooms: 3

Lower Quartile  
\$600

Median Quartile  
\$643

Upper Quartile  
\$695

## Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
133 Langdale Avenue, Paraparaumu	House	\$675	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 1995, this home is 20sqm smaller. In dated, original condition throughout. The property is set on a fully fenced, flat and easy-care section. Rented September 2025
3 Beachwater Grove, Paraparaumu Beach	House	\$680	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 1996, this home is 50sqm smaller. The property has been cosmetically updated, with partial new fittings in the bathrooms. Set on a fully fenced, flat and easy-care section. Rented September 2025
109 Langdale Avenue, Paraparaumu	House	\$710	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 2002, this home is 25sqm larger, set across two levels. In very tidy, original condition throughout, and is decorated neutrally. Set on a fully fenced, flat and easy-care section. Listed for rent January 2025

Based on current market and comparable properties used by Trade Me, [www.realestate.co.nz](https://www.realestate.co.nz) and REINZ to compare this property, I would consider the current market value to be appraised between:

**\$670 - \$710** per week

# Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$710 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 \$670 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. 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.

This 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.



homely.nz

Prepared by Rachael Stipkovits  
Independent Property Manager—Kāpiti Coast  
027 299 3651 - rachael@homely.nz

