



Investment PropertyAppraisal

August 2026

11 Catherine Lane,
Levin

Number of Bedrooms:2,Bathroom:1,Garage:1

Current Statistics

Market Rent in Levin for May 2026
Number of Bedrooms: 2

Lower Quartile	Medium Quartile	Upper Quartile
\$450	\$470	\$495

These stats are from tenancyservices.co.nz

Property Comparisons

Property Address	Property Type Market Rent Amenities			Overview/Summary
168 Bartholomew Road, Levin	House	\$550	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in the 1950's, this 2-bedroom home has been renovated internally to be more modern. Features a large back yard and a stand alone garage. Rented January 2025
101 Hinemoa Street, Levin	House	\$530	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in the 2020's, this modern 2-bedroom home is down a cul-de-sac, features open plan living/kitchen. Large front yard that is not enclosed. Rented February 2025
3 Catherine Lane, Levin	House	\$510	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in the 2020's, this 2-bedroom modern property has a similar layout. Open plan living and kitchen. Rented July 2025

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:

\$500 - \$550perweek

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$550 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 \$500 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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