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

REAL ESTATE



Investment *Property Appraisal*

November 2026

1a Leybourne Avenue, Waikanae

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

Current Statistics

Market Rent in Waikanae for September 2026
Property Type: House
Number of Bedrooms: 2

Lower Quartile	Median Quartile	Upper Quartile
$365	*$500*	*$577*

These stats are from Tenancy Services (tenancy.govt.nz)

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
18a Fleetwood Grove, Waikanae	House	$600	Bedroom: 2 Bathroom: 1 Garage: 1 Size: 130m²	Built in 1974, this property is 30sqm larger. Also located on a street off Te Moana Rd, it is an adjoined property with an updated kitchen and bathroom. Rented April 2026
88 Winara Avenue, Waikanae	House	$560	Bedroom: 2 Bathroom: 1 Garage: 0 Size: 130m²	Built in 1974, this property is 30sqm larger. Located on the hill side of Waikanae, it is an adjoined property with very dated kitchen and bathroom but is otherwise tidy. Rented September 2026
7a Belvedere Avenue, Waikanae	House	$550	Bedroom: 2 Bathroom: 1 Garage: 1 Size: 80m²	Built in 1975, this property is 20sqm smaller. Located in the northern area of Waikanae township, it is an adjoined property with an updated kitchen and bathroom, set on a large section. Rented August 2026

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:

$550 - $600 per week

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Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at $600 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 in small increments until we start to get enquiries from tenants to view the property.
- 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.

Maintenance Needs

Health & Safety: Online appraisal - recommend visit to the property to determine needs
Compliance: You will need to have a Healthy Homes assessment completed. Cost depends on the size and location of the property. We can arrange this on your behalf.
Maintenance: Online appraisal - recommend visit to the property to determine needs

Presentation Improvements

Recommendations:

- Online appraisal - recommend visit to the property to determine needs

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

The Waikanae town centre, cafés, shops and supermarket are close by. Leybourne Avenue is located just off Te Moana Road, which has a regular bus service to the Beach or the shops/train station. It would be easy to drive down to the Expressway, to access transport links to Wellington or the north. There is a bowls club, the local pools and sports grounds, and an early childhood centre nearby, plus the property is zoned for Kapakapanui School, one of two good primary schools in Waikanae.
*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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