



BIRDS NEST
property management

Rental Assessment

Please either directly enquire with the rental agent, or let a New Home Consultant know if you are looking for a rental appraisal for specific buildings



Date: 7th April 2025

Properties: Gloucester Green, Carriage Quarter & Cambridge Quarter within the One Central Development

Beds	Bath	Parking	Living	Un-Furnished	Furnished
1	1	0	1	\$470-\$500	\$540-\$570
2	2	1 (garage)	1	\$620-\$650	\$690-\$720
2	2	1 (open space)	1	\$600-\$650	\$670-\$720
2	1	1 (open space)	1	\$570-\$600	\$640-\$670
3	2.5	2 (double garage)	1	\$900	\$1000-\$1100
3	3	2 (open space & single garage)	1	\$930-\$950	\$1100-\$1200

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,

Jennifer Bird



Jen BIRD
Director
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• Experienced Property Manager
• Experienced Property Investor
• Level 4 Property Management Certiii cat

Please Note: This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution



Gold Property Management

A division of Gold Real Estate Group Ltd MREINZ

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Fletcher Living
this is living

Date: 11th April 2025

Properties: Gloucester Green, the One Central Development

Beds	Bath	Parking	Living	Un-Furnished	Furnished
1	1	0	1	\$480-\$500	\$520-\$540
2	2	1 (garage)	1	\$620-\$660	\$660-\$700
2	2	1 (open space)	1	\$600-\$630	\$640-\$700
2	1	(open space)	1	\$580-\$600	\$640-\$680
3	2.5	2 (double garage)	1	\$750-\$800	\$800-\$850
3	3	2 (open space & single garage)	1	\$780-\$840	\$850-\$900

This appraisal has been completed in conjunction with retail statistics provided by Ministry of Business Innovation and Employment, properties currently available for rent and properties we we have recently rented.

Disclaimer: Property has been appraised without evidence of Healthy Homes Compliance or confirmation of meeting current rental standards.



Molly Blue

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Date: 26 May 2025

Properties: Gloucester Green within the One Central Development

Beds	Bath	Parking	Living	Un-Furnished	Furnished
1	1	0	1	\$475-\$500	\$525-\$550
2	2	1 (garage)	1	\$625-\$650	\$695-\$725
2	2	1 (open space)	1	\$625-\$650	\$695-\$725
2	1	1 (open space)	1	\$575-\$600	\$650-\$675
3	2	2 (double garage)	1	\$900-\$925	\$1000-\$1150
3	3	2 (open space & single garage)	1	\$950-\$975	\$1150-\$1250

Hi there,

I'm Jackie from Fraser Flynn. We manage properties for owners who want things done properly with clear communication, reliable tenants, and a highly experienced team.

We have particular experience with new builds and body corporates, and we're proud to be REINZ Accredited, Level 4 Certified, and supported by **180+ 5-star reviews** from clients who value peace of mind.

We also offer an exclusive rate for Fletcher Living Clients.

If you'd just like to chat or ask a few questions, feel free to reach out on 021 522 399 or jackie@fraserflynn.co.nz, www.fraserflynn.co.nz

Warmly, Jackie Youngman
Fraser Flynn Property Management



Our rental appraisal are completed using statistics from Propertyguru, TradeMe, Tenancy Services and our portfolio.