



One Bedroom (Port Hills view) - Collett's Corner, Lyttelton      \$360 - \$380      20th April 2021

Ray White Morris & Co Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be approximately \$360-\$380 per week.

## Property Description

The Collett's Corner one bedroom apartment has port hill views and is typically 46m<sup>2</sup>, fully equipped with appliances, has a Juliet balcony, four built-in wardrobe and shared use of first and second floor patios and rooftop terrace.

The complex is located in popular Lyttelton and is part of a co-share living space.



# Comparative Properties

No comparable properties currently available.

**RayWhite.**

## Market Statistics Lyttelton – 1st September 2020 – 28th February 2021

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	45	\$381	\$413	\$448
3 bedrooms	90	\$450	\$500	\$550

## The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised service offerings

Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.

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*We have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. The property has not been visited 'in person' and therefore is not intended to be used for financial purposes. If you require this, please ask.*

*It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion. **Note: this appraisal is only applicable if the property meets all current NZ rental property legislation at the time of renting the property.***

