



RayWhite[®]

Rental Appraisal

Information regarding the Metro Property Management and a rental appraisal. We recommend you seek your own independent advice regarding this document.

46 Baynes Street, Burwood

15 April 2026

Ray White Metro 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 **\$580 - \$630 per week**.

Property Description

This property features

Three-bedroom, 1 modern bathroom. Open plan, kitchen, dining/living. Living opening onto a private deck. Heat pump heating. Separate laundry. Double garage and off-street parking. Property on a 615sqm section.

Comparable Rental Properties

60a Travis Rd, Burwood	3 bedrooms, 1 bathroom	\$575pw
33 Cossar St, Burwood	3 bedrooms, 1 bathroom	\$590pw
31 Cossar St, Burwood	3 bedrooms, 1 bathroom	\$600pw
315 Burwood Rd, Burwood	3 bedrooms, 1 bathroom	\$620pw

Kind Regards



Natasha McPherson

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 AJ McPherson & Associates Ltd Licensed (REAA 2008)

Ray White Metro 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. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

The RayWhite logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background in the top right corner of the image.

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.