

10th of November 2025

Property Address: 15 East Avenue, Saint Kilda, Dunedin

PROPERTY SUMMARY

Based on data and the sale summary available we have appraised 15 East Avenue, Saint Kilda, Dunedin for the purpose of assessing the potential rental income.

Beautifully presented three-bedroom bungalow in a highly desirable location.

Key Features:

- Attractive central hallway leading to 3 double bedrooms and a modern family bathroom
- Modern kitchen and dining area with adjoining living room for seamless flow. Double-glazed windows. Separate laundry and toilet for convenience
- Beautiful ornate plaster ceilings retaining original charm. Inbuilt wood burner plus floor-mounted, Wi-Fi-enabled heat pump for year-round comfort. North-facing deck with privacy screen overlooking neat, easy-care gardens. Open carport plus additional garden shed and woodshed

All of this is just moments from the beach, St Clair's vibrant café culture, heated saltwater pool, and scenic coastal walks.

OPINION

Provided this property is compliant with all the current laws and regulations relating to tenancy (including Healthy Homes Standards), in our opinion this property should achieve a weekly rent of:

\$640 - \$670 Per week Unfurnished

\$670 - \$700 Per week Furnished

DISCLAIMER

This information is provided as a guide and is our opinion based on properties managed by South Property Management and our experience of the market. Rental prices achieved are subject to supply and demand and can be influenced by the time of year and market conditions.

Please contact us at 03 4878351 or info@southproperty.co.nz if you have any questions or would like to discuss this appraisal further.



Visual Electrical Inspection Report

This applies to wiring, electrical apparatus and equipment readily visible. It does not include any wiring in walls, underground or in any way hidden from sight.

Date: 30 July 2025

Client Name: Andrés Giesecke

Property Address: 15 East Avenue, Dunedin

Aerial Mains

Neutral Screen cable to mains entry box in good condition.

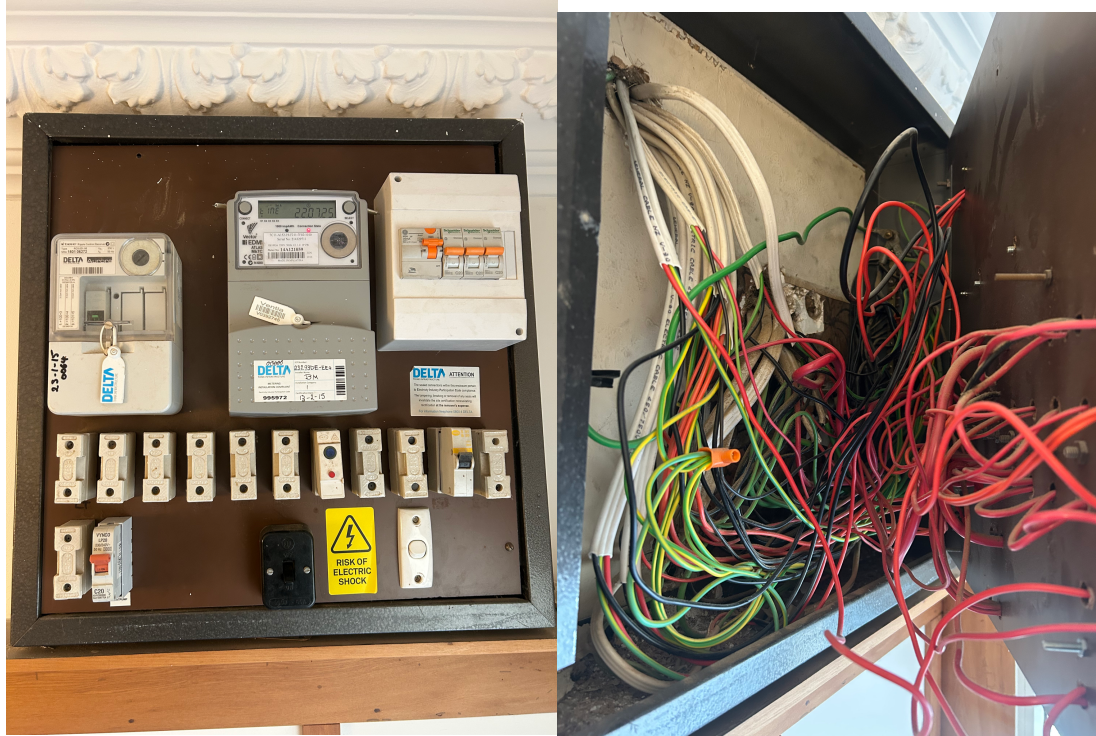


Switchboard

Located in the hallway and includes the meter and ripple control.

All cables are TPS in good condition.

Main switch, ceramic fuses and circuit breakers in good condition.

**Main Earth**

Located near the front door.

Hallway

Switch and light in good condition.

Socket in good condition.

Heat pump in working order.

Bedroom 1

Switch and light in good condition.

Sockets in good condition.

Bedroom 2

Switch and light in good condition.

Sockets in good condition.

Bedroom 3

Switch and light in good condition.

Sockets in good condition.

Bathroom

Four-way switch in good condition.

Fan, heat, light unit in good condition.

Heater in good condition.

Socket in good condition.

Heated towel rail in good condition.

Living area

Switch and light in good condition.

Sockets in good condition.

Hot water cylinder connection in good condition, inside cupboard left hand side of the fireplace.

Dining room

Switch and light in good condition.

Sockets in good condition.

Kitchen

Switches and lights in good condition.

Sockets and isolating switches in good condition.

Free standing range and rangehood in working order.



Laundry/toilet

Switches and lights in good condition.

Sockets in good condition.

Outside

Lights back and front of the house in good condition.

Heat pump outside unit and isolating switch in good condition.



The above is my opinion of the state of the installation on the date of inspection.

Carlos Garcia

E. info@chromeelectrical.co.nz

M. 027 653 7310

Glossary of Terms

TPS

TPS is Tough Plastic Sheathed cable and is considered a safe modern product.

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For Sale

15 East Avenue, Saint Kilda



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15 East Avenue, Saint Kilda

Scan to view property



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Learn more at settled.govt.nz

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Real Estate Authority



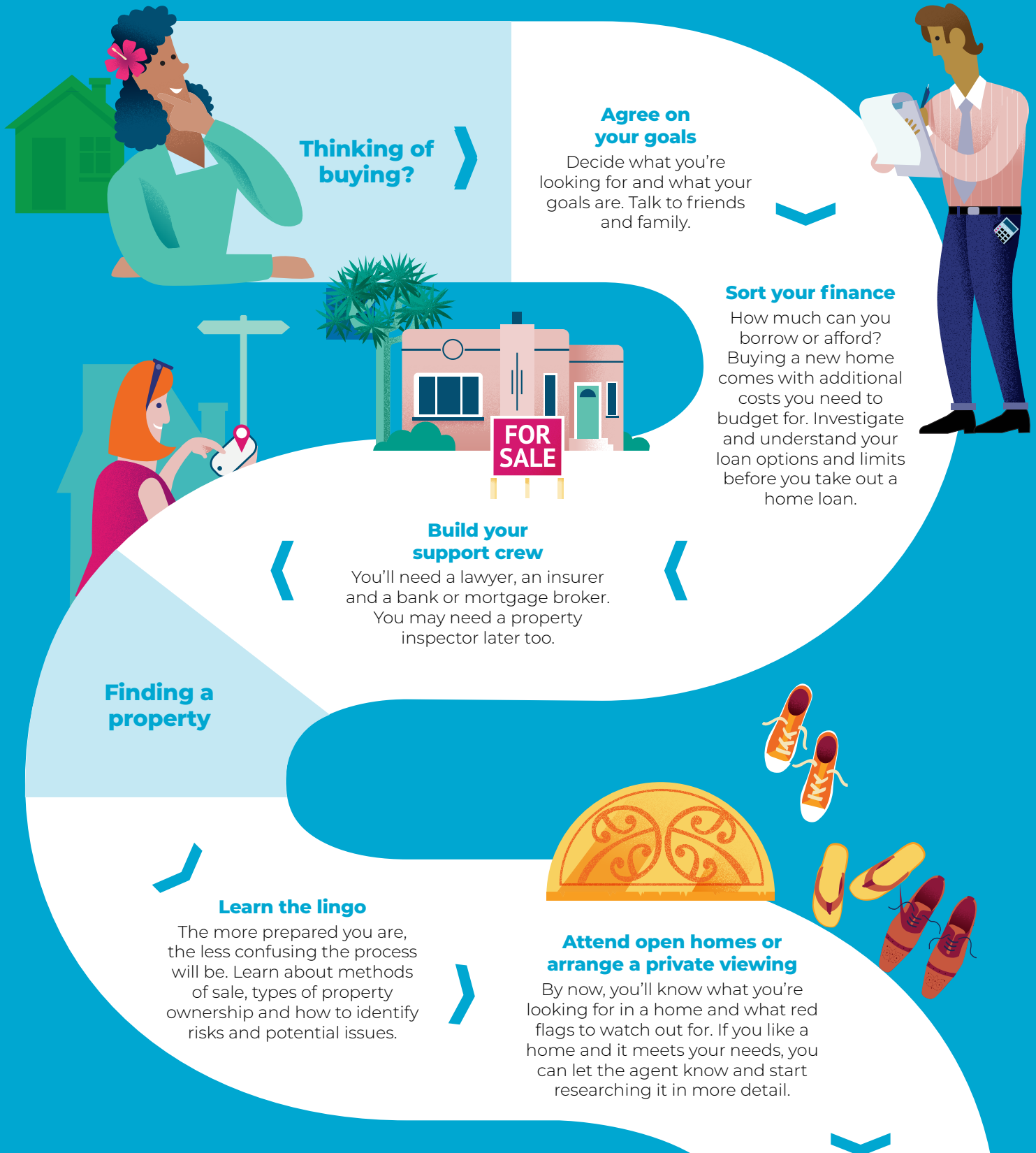
Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

Remember, the real estate agent should treat everyone fairly, and your lawyer or conveyancer is there to support you through the process.

Don't make an offer on a property before seeking legal advice.





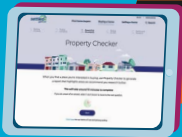
Doing your homework means you can make informed decisions.

Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer.

Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about the neighbourhood and what kind of natural hazards might happen in the area.



Use settled.govt.nz's Property Checker Tool



Researching the property



It may take a while to find the ideal property.



Don't make an offer on a property before seeking legal advice.

Making an offer



Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different methods of sale.

Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection or finance. Ask your lawyer for advice. You may decide to do some of these before making your offer.



Meet conditions

Any contract conditions must be met by the specified date(s).



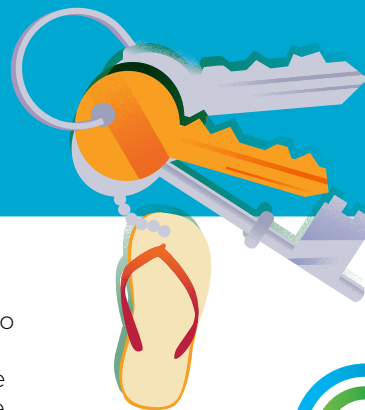
Settling and moving in

Plan for settlement day

A number of things need to happen before settlement day, such as your pre-settlement inspection and ensuring your finances and insurance are in place.

Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different

Buying by advertised price, deadline sale or negotiation

Advertised price: The seller sets a price, and you can choose to offer more or less than that price and negotiate the sale. There is no specific deadline your offer needs to be received by.

Deadline sale: The seller sets a date, and you can make an offer at any time before that date. The seller may indicate the price. You can offer more or less than that price and negotiate the sale.

Negotiation: When it's difficult to estimate the market value of a property, a seller may choose to sell by negotiation. Buyers make offers based on what they think the property is worth in the current market. You can make an offer at any time.

Important things to know

- In all cases, you can attach conditions to your offer, like making the offer subject to a property inspection. You can change your offer at any time before the seller accepts it, and you can include an expiry date on the offer.
- The seller can also attach terms and conditions to the sale, for example, the settlement date.
- If you can't meet the conditions or need an extension, you need to talk to your lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.

Buying by tender

When a property is for sale by tender, buyers give a confidential written offer by tender to the agent before a specified end date.

Important things to know

- You can attach conditions to your offer. The seller can also attach terms and conditions to the sale.
- You can make an offer at any time.
- The seller doesn't have to accept the highest offer or any offer. The seller may choose to negotiate, through the agent, with anyone who submitted an offer.
- You may not get a chance to negotiate once you submit your offer, so consider putting forward your best offer.

Buying by tender unless sold prior

Some tenders may be sold prior to the deadline, and this should be highlighted in the advertising.

- If the seller decides to accept offers earlier than the tender end date, the property can be sold before this date.
- Register your interest with the agent and ask to be informed if someone else makes an offer before the end date to see if you can also make an offer.
- If the seller has decided they will accept offers before the end date and there is more than one offer, the sale may become a multi-offer process.

Buying by auction

A property auction is a fast-paced, public sale. The property is sold to the buyer with the highest bid after the seller's reserve price is reached.

Important things to know

- Buyers should register their interest with the agent and ask to be informed if another buyer makes an offer before the auction date.
- If you haven't been to an auction before, it's a good idea to attend one as a spectator so you can see how they work.
- If you win an auction, you are committed to purchase the property. You must pay the purchase deposit on the auction day. It's very important to have your finances in order and to complete your due diligence before you think about bidding at auction.

Whichever offer process is used, remember that a sale and purchase agreement is a legally binding contract, so get legal advice before you make your offer.



Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process.

Multi-offer process

A multi-offer process happens when more than one buyer makes an offer on a property. It's important to put your best foot forward in this situation as you might not get a chance to increase your offer or to negotiate.

Important things to know

- Agents must clearly explain the process and any relevant paperwork to all buyers.
- There must be more than one offer in writing. An agent can't say you are in a multi-offer process if there are no other offers in writing.
- In a multi-offer situation, the seller can choose the offer that works best for them. An offer with a lower price but fewer conditions may be chosen over a higher price with more conditions. The seller can also choose to decline all offers.
- If you have any concerns about a multi-offer process you are part of, you can speak to the agent's manager.

Real Estate Authority

Settled.govt.nz is brought to you by the Real Estate Authority (REA) – Te Mana Papawhenua (REA).

REA is the independent government agency that regulates the New Zealand real estate profession. Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

Getting help when things go wrong

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number

of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

This guide is available in other languages. You can find a translated copy of this guide here settled.govt.nz/resources

October 2022

