



**80 TANKERVILLE ROAD, HOON HAY, CHRISTCHURCH, 8025**

Prepared on 26th January 2026



**Vanessa Sumpter**  
**QUINOVIC CASHMERE**

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80 Tankerville Road  
Hoon Hay, Christchurch 8025

26th January 2026

Dear Proprietor,

Thank you for the opportunity to appraise your property at 80 Tankerville Road, Hoon Hay, Christchurch 8025.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions. The range below is an indicator of what the sliding scale is for potential rental rate based on highs and lows of the demand.

To establish a rental market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties currently being rented.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

I am happy to spend some time with you to discuss the steps involved with renting your property. I look forward to working with you to achieve your goals.

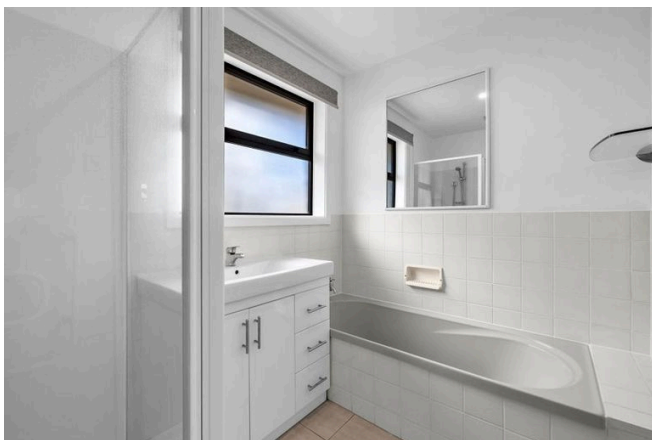
Yours Sincerely,

Vanessa Sumpter  
Principal & General Manager  
QUINOVIC CASHMERE  
Office 3, 140 Colombo Street, Sydenham  
Christchurch 8023

## Your Property

80 TANKERVILLE ROAD, HOON HAY, CHRISTCHURCH,

3  1  2  708m<sup>2</sup>  114m<sup>2</sup> 



## Your Property History

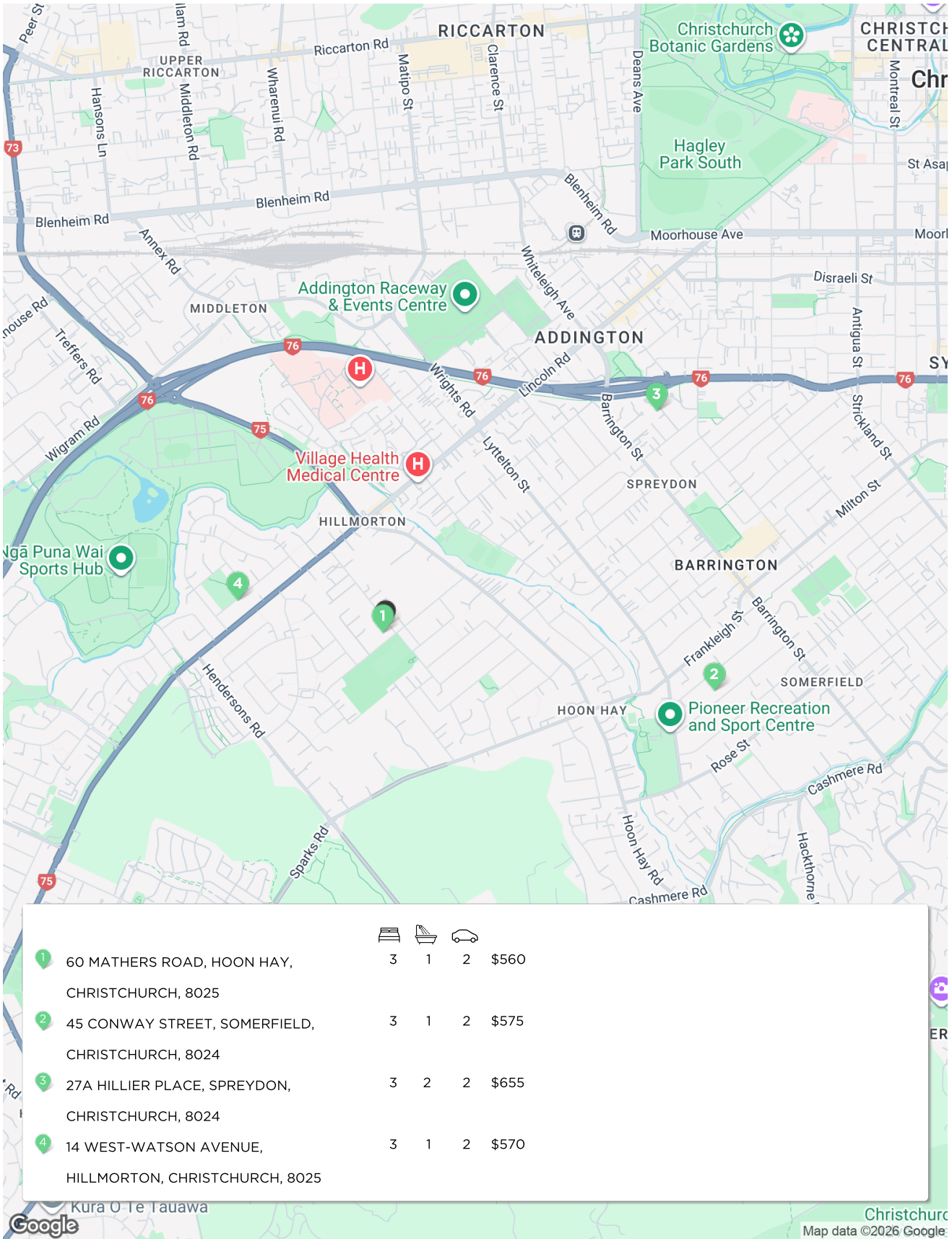
- 21 Jan, 2026 - Listed for sale as Not Disclosed
- 31 Jan, 2025 - BC of Adds/Alts for \$6,000
- 29 Oct, 2018 - Sold for \$463,000
- 18 Oct, 2018 - Listed for sale at \$459,000
- 1 Dec, 2016 - Sold for \$445,000
- 15 Nov, 2016 - Listed for sale at \$439,000



### Introducing Vanessa Sumpter

Vanessa brings a wealth of experience in hospitality, real estate and operational leadership to her role as Principal & General Manager of Quinovic Cashmere. From revitalising underperforming properties to launching new developments, her leadership consistently delivers elevated customer experiences, improved operational performance and long-term value for stakeholders. Vanessa's core strength lies in her ability to combine commercial acumen with a deeply human approach to leadership.

# Comps Map: Rentals








\* This data point was edited by the author of this CMA and has not been verified by Cotality



# Comparable Rentals






## 1 60 MATHERS ROAD, HOON HAY, CHRISTCHURCH, 8025



 3  1  2  615m<sup>2</sup>  110m<sup>2</sup>  
 Age 1960 DOM 7 days Capital Value \$630,000  
 Listing Date 19-Jan-26 Distance 0.05km CV Date 01-Aug-22  
 Listing Price \$560/week






## 2 45 CONWAY STREET, SOMERFIELD, CHRISTCHURCH, 8024



 3  1  2  607m<sup>2</sup>  110m<sup>2</sup>  
 Age 1930 DOM 21 days Capital Value \$690,000  
 Listing Date 05-Jan-26 Distance 1.93km CV Date 01-Aug-22  
 Listing Price \$575/week






## 3 27A HILLIER PLACE, SPREYDON, CHRISTCHURCH, 8024



 3  2  2  398m<sup>2</sup>  148m<sup>2</sup>  
 Age 2000 DOM 442 days Capital Value \$710,000  
 Listing Date 10-Nov-24 Distance 1.98km CV Date 01-Aug-22  
 Listing Price \$655/week

## 4 14 WEST-WATSON AVENUE, HILLMORTON, CHRISTCHURCH, 8025

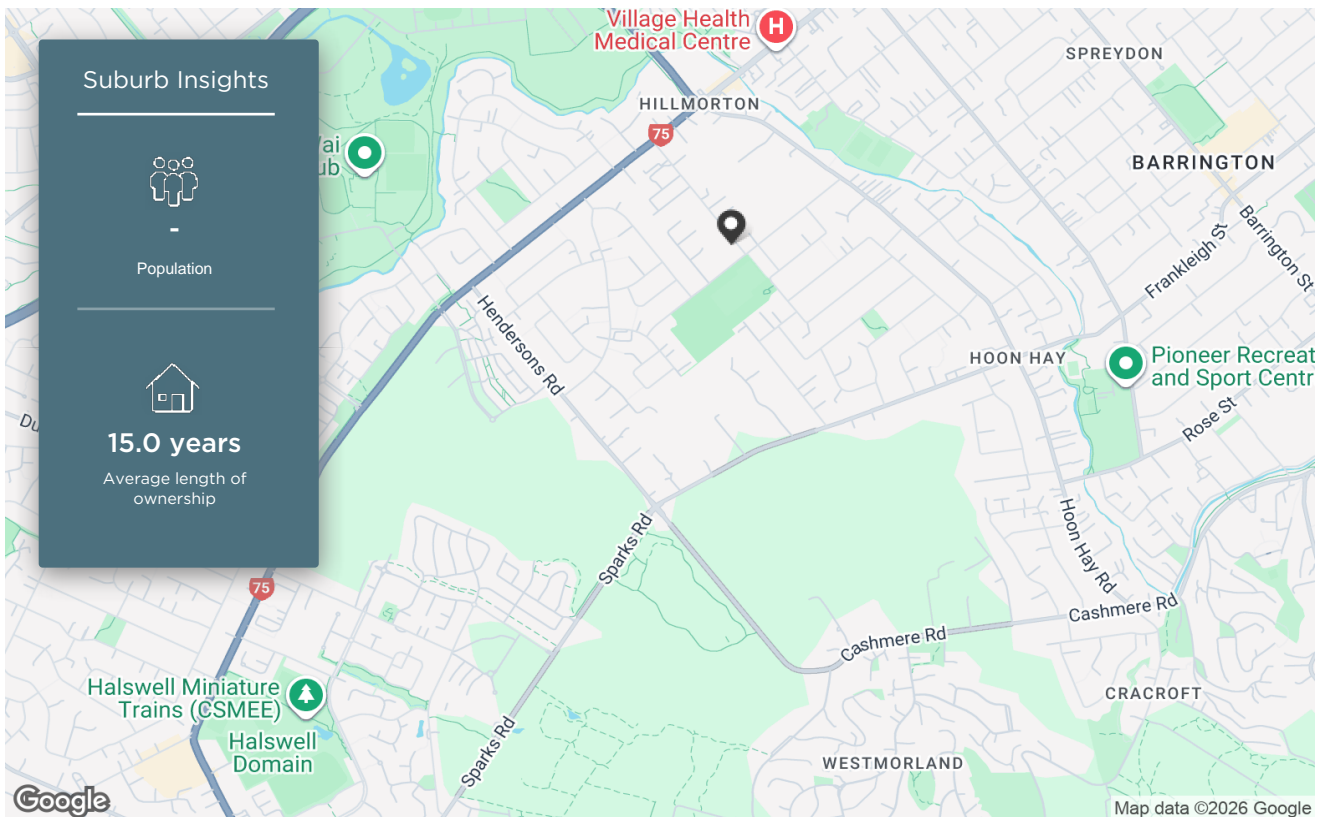


 3  1  2  658m<sup>2</sup>  103m<sup>2</sup>  
 Age 1960 DOM 19 days Capital Value \$630,000  
 Listing Date 07-Jan-26 Distance 0.86km CV Date 01-Aug-22  
 Listing Price \$570/week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Hoon Hay

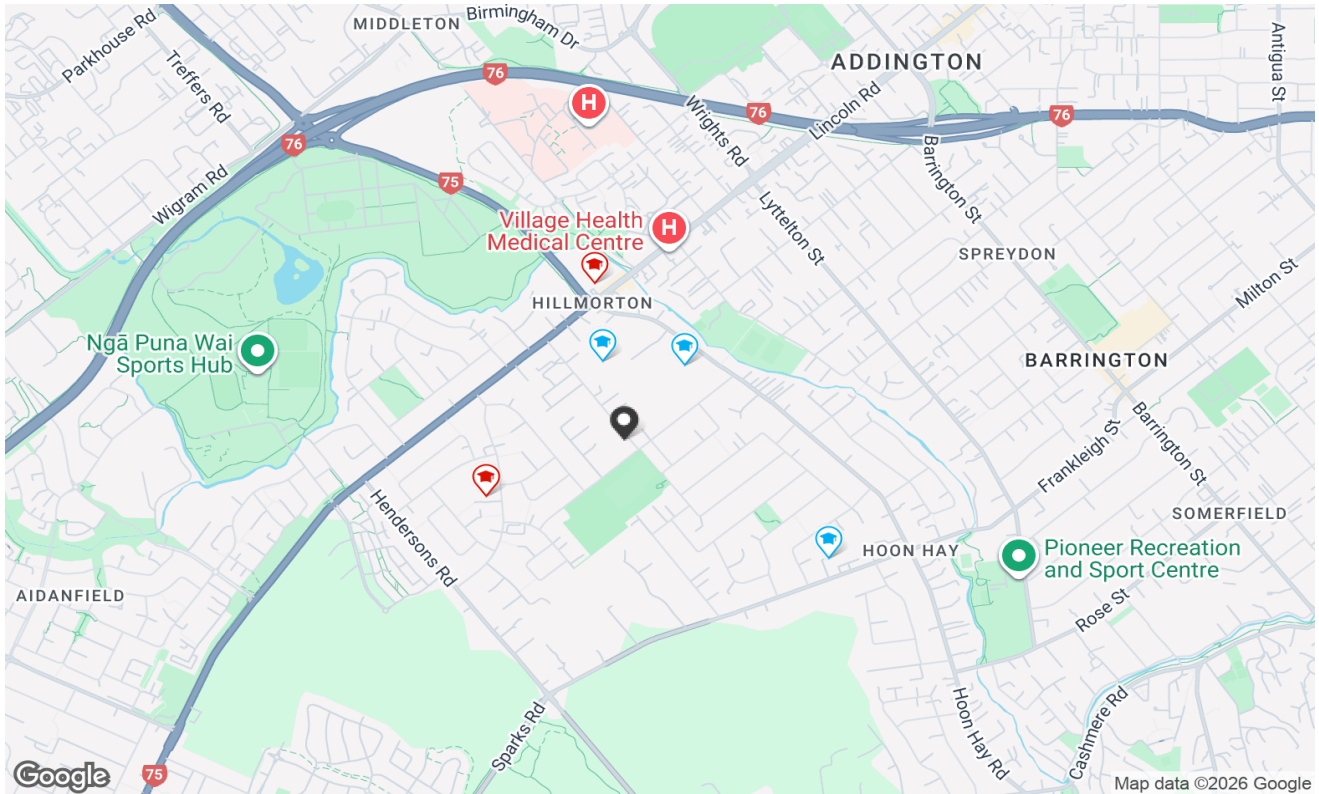
## Demographic








The size of Hoon Hay is approximately 5 square kilometres. The population of Hoon Hay in 2006 was 8,091 people. By 2013 the population was 8,241 showing a population growth of 1.9% in the area during that time. The predominant age group in Hoon Hay is 65+ years. In general, people in Hoon Hay work in a professional occupation. Currently the median sales price of houses in the area is \$662,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	69.4	Agricultural and Fishery	1.9	-20K	3.9	0-9	14.0
Two Families	2.7	Clerical	9.7	20-30K	7.1	10-19	12.7
Three+ Families	0.3	Elementary	12.3	30-50K	16.2	20-29	13.2
Lone Occupant	20.6	Legislators, Admin and Managers	11.4	50-70K	14.3	30-39	14.0
Share Accommodation	6.1	Plant and Machinery Operator	9.5	70-100K	23.0	40-49	13.6
Other	1.1	Professional	16.2	100K+	20.9	50-59	12.3
		Service and Sales	13.6			60-64	5.0
		Technicians	13.1			65+	14.3
		Trades	10.1				

# Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Hillmorton High School	0.35km	Secondary	-	7-13
 Te Kura o Mokihi Spreydon School	0.42km	Contributing	-	1-6
 Te Komanawa Rowley School	0.61km	Contributing	-	1-6
 Southern Health School	0.69km	-	Special	-
 Hoon Hay te Kura Koaka	1.0km	Contributing	-	1-6



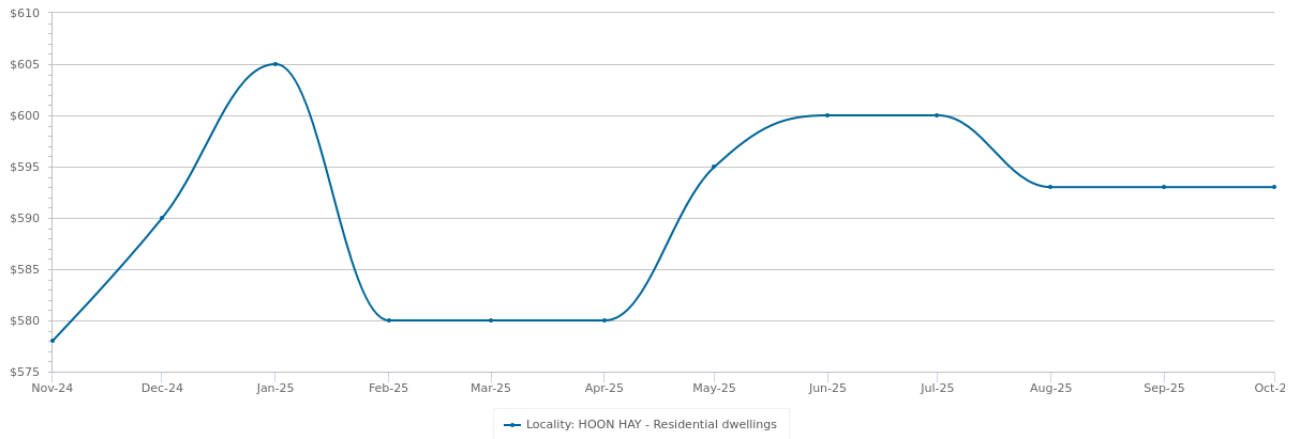
Property is within school catchment area



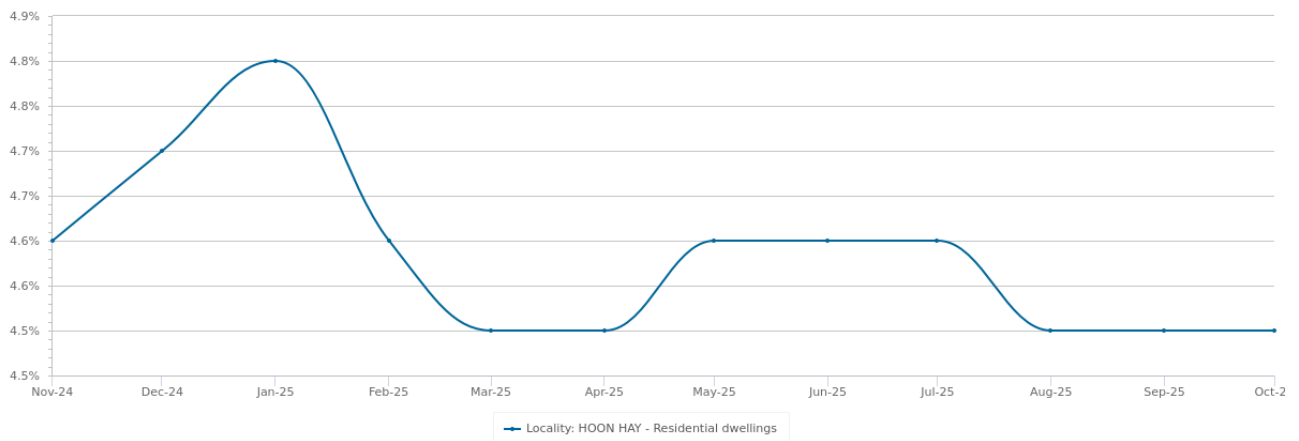
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months

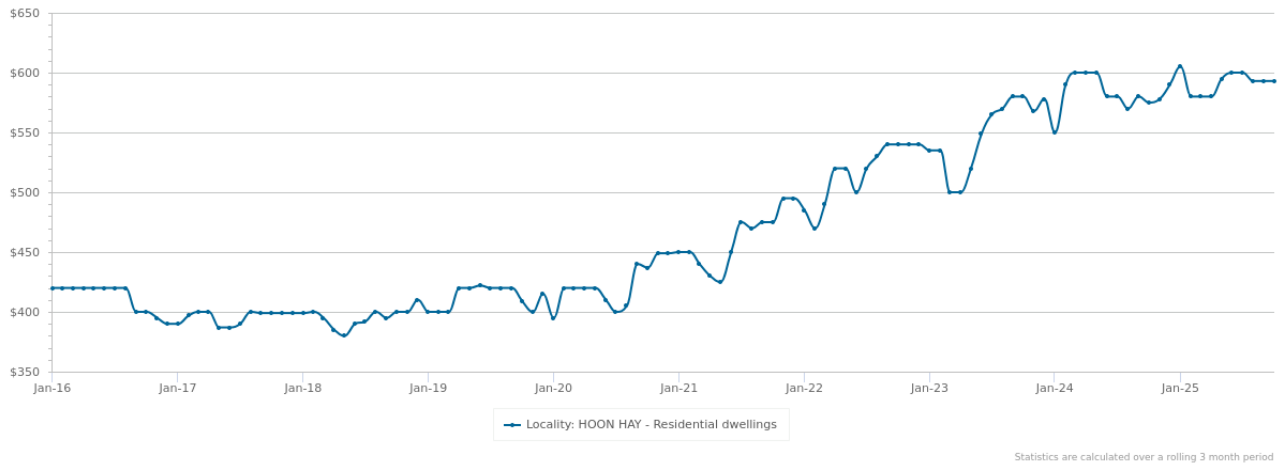


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$593	0.0%	4.5%	60
Sep 2025	\$593	0.0%	4.5%	60
Aug 2025	\$593	-1.2% ▼	4.5%	60
Jul 2025	\$600	0.0%	4.6%	66
Jun 2025	\$600	0.8% ▲	4.6%	81
May 2025	\$595	2.6% ▲	4.6%	75
Apr 2025	\$580	0.0%	4.5%	69
Mar 2025	\$580	0.0%	4.5%	60
Feb 2025	\$580	-4.1% ▼	4.6%	57
Jan 2025	\$605	2.5% ▲	4.8%	54
Dec 2024	\$590	2.1% ▲	4.7%	63
Nov 2024	\$578	0.5% ▲	4.6%	60

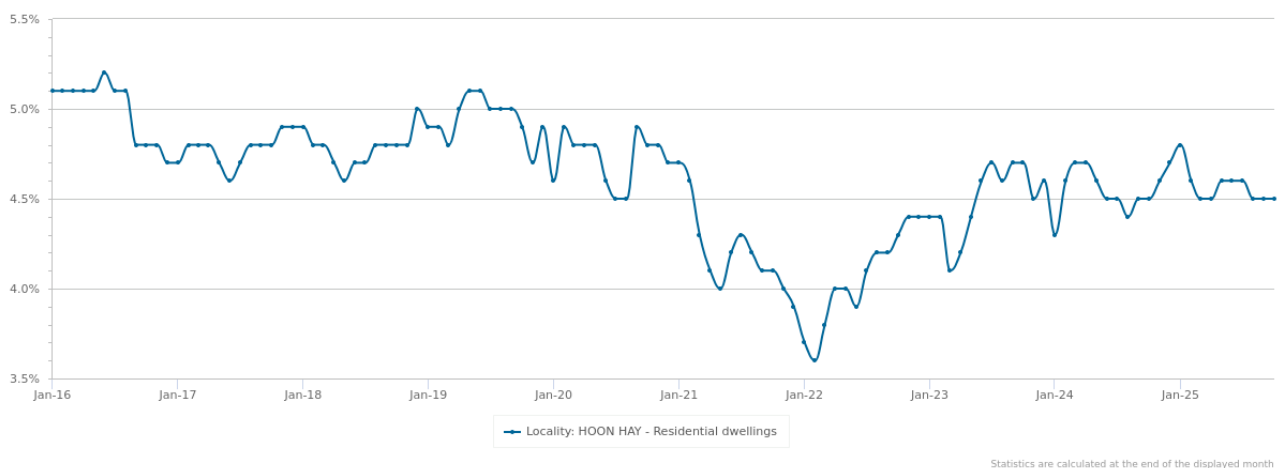


# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$593	3.1% ▲	4.5%	60
2024	\$575	-0.9% ▼	4.5%	57
2023	\$580	7.4% ▲	4.7%	48
2022	\$540	13.7% ▲	4.3%	48
2021	\$475	8.7% ▲	4.1%	57
2020	\$437	6.8% ▲	4.8%	44
2019	\$409	2.2% ▲	4.9%	56
2018	\$400	0.3% ▲	4.8%	48
2017	\$399	-0.2% ▼	4.8%	64
2016	\$400	-	4.8%	52

# Summary

80 TANKERVILLE ROAD, HOON HAY, CHRISTCHURCH,



## Appraisal Range

\$580-\$640

## Notes from your agent

\* Desktop appraisal - house not viewed.

This home is in a great street and excellent school area. This property is well suited for a family and feel the yard and entertaining space give this property an edge. The property comparisons above are an indication based on age of property and suburb and are historical. I have given this a higher rate base on location, amenities, size and demand indicators currently present in the market.

## Disclaimer

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