

6th March 2017

Shop 10
48-56 Tom Roberts Parade
Point Cook VIC 3030

Phone (03) 9395 1222
Fax (03) 9395 8722
Email pointcook@ypa.com.au

To Whom It May Concern,

Director & OIEC:
Justin Tong LEA

Re: Rental Appraisal
Property: Melton

Thank-you for requesting an opinion of rental value for the above mentioned property.

Upon inspected comparable properties currently leased and taking in account forecasted market conditions, our opinion is that the properties should obtain a rental in the vicinity of:

Airlie	\$320.00 - \$330.00 per week	Mandalay	\$350.00 - \$360.00 per week
Ascot	\$350.00 - \$360.00 per week	Mayfair	\$340.00 - \$350.00 per week
Avalon	\$330.00 - \$340.00 per week	Melrose 1	\$300.00 - \$320.00 per week
Balmain	\$340.00 - \$350.00 per week	Melrose 2	\$300.00 - \$320.00 per week
Bellevue	\$350.00 - \$360.00 per week	Melrose 3	\$300.00 - \$320.00 per week
Busselton	\$350.00 - \$360.00 per week	Modena	\$300.00 - \$320.00 per week
Clearwater	\$360.00 - \$370.00 per week	Newport	\$350.00 - \$360.00 per week
Clover	\$300.00 - \$310.00 per week	Panama	\$350.00 - \$360.00 per week
Darcy	\$320.00 - \$340.00 per week	Panorama	\$330.00 - \$340.00 per week
Duo (3 Bed)	\$290.00 - \$300.00 per week	Riverview	\$340.00 - \$350.00 per week
(2 Bed)	\$280.00 - \$290.00 per week	Riviera	\$350.00 - \$360.00 per week
Estelle	\$350.00 - \$360.00 per week	Santa Anna	\$370.00 - \$380.00 per week
Grandview	\$360.00 - \$370.00 per week	Sante Fe	\$360.00 - \$370.00 per week
Hamilton	\$320.00 - \$340.00 per week	Savannah	\$360.00 - \$370.00 per week
Hayman	\$350.00 - \$360.00 per week	Tempo	\$360.00 - \$370.00 per week
Indi	\$320.00 - \$330.00 per week	Verona	\$340.00 - \$350.00 per week
Jasmine	\$350.00 - \$360.00 per week		

Demand for brand new homes offered at an accurate and realistic market rental, continues to be strong. We would envisage being able to secure a quality tenant in a relatively short period of time, on a suitable lease term.

Kindly contact me at the office on 9395 1222 or my mobile 0402 233 884 if you have any queries or wish to further discuss our views on the rental market.

We look forward to being of assistance.

Kind Regards,
YPA ESTATE AGENTS

Alicia Russell
Business Development
Senior Property Manager

It is the recommendation of our company's Professional Indemnity Insurers to state that this rental worth has been prepared solely for the information of the client in which it is addressed to and not any other third party. Although every case has been taken in performing this worth, it must only be taken into consideration as an opinion and not a certified valuation.