



5<sup>th</sup> July 2018

Hermitage Homes

## RENTAL APPRAISALS

### Re: Lot 2008 Barrett Road, Bacchus Marsh

Thank you for allowing Kelly Jaye Property Management the opportunity to provide you and your client with a market appraisal of the above property. Our agency specializes in assisting investment groups and investors with the leasing and management of their property, our strategic processes along with our educational values for our clients is of paramount importance to the success of any investment property and the overall growth of one's portfolio, not only in the short term but throughout the life span of their investment, we pride ourselves on building client relationships for life.

Based on the current market demand for homes of similar caliber, we anticipate the weekly rental price for the above property to be in the vicinity as follows:

Address	B / B / C	Design / Facade	Rent (Per Week)
Lot 2008 Barrett Road, Bacchus Marsh	4 / 2 / 1	Chelsea Holt Facade	\$390.00 – \$405.00

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

Our agency specializes in leasing and managing properties throughout Melbourne's Metro and Regional Areas, this allows us to pass on our knowledge of current markets and demographics in a variety of areas that may suit your client's needs. If I can be of any further assistance, please feel free to contact me.

Kindest Regards

**Kelly Muscat**

*Kelly Muscat*

Managing Director, OIEC, Licensed Estate Agent