



M | +61 0419 725917  
E | [sharon@hudsonproperty.com.au](mailto:sharon@hudsonproperty.com.au)  
W | [www.hudsonproperty.com.au](http://www.hudsonproperty.com.au)

8<sup>th</sup> May 2018

Re : **Rental Appraisal – Unit 1- 31 Ellis Way, Meridan Plains, Qld 4551**

To Whom It May Concern,

When assessing the rental value of a property we take into account factors that assist in leasing the property promptly. This will include comparisons of similar properties, current vacancies and market trends. Obtaining a realistic rental appraisal ensures that properties are let as quickly as possible for a better return on your valuable investment.

A range of rental value is provided so that investors can make a sound financial decision based on the expected returns. The higher figure in this range represents a rental which may be achieved at the current time and may be used to test the market. The lower figure in the range is one which may appeal to a tenant quickly and minimise vacancies. Somewhere mid range is a figure which would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

In our professional opinion rent achievable for **Unit 1- 31 Ellis Way, Meridan Plains, Qld 4551** is as per below:

Azalea	3BR, 2.5 Bathroom, SLUG	<b>\$420-\$430</b>
Byron	3BR, 2.5 Bathroom, DCP	<b>\$430-\$440</b>
Bay	3BR, 2.5 Bathroom, DLUG	<b>\$440-\$450</b>
Dandelion	3BR, 2.5 Bathroom, SLUG	<b>\$420-\$430</b>
Botany	3BR, 2.5 Bathroom, DLUG	<b>\$440-\$450</b>

Please feel free to call us with any questions.

Kind Regards

Sharon Richter

**Principal**

**Hudson Property**

P | 1300 009411

M | +61 0407288028

E | [sharon@hudsonproperty.com.au](mailto:sharon@hudsonproperty.com.au)