

Wednesday 14th April



estate
agents

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RE: RENTAL APPRAISAL
PROPERTY: LOT 56 PARKSIDE ESTATE, BETHANIA QLD 4205

We have completed a rental comparative market analysis in respect to the above property, being a three-bedroom house with the following components:

- Double lock up garage with internal access.
- Two bathrooms, main with separate toilet.
- Modern kitchen with stones benches and water to fridge space.
- AC to master and main living area.
- Covered alfresco area.
- Separate laundry with external access.

We estimate that the property would lease for approximately \$400-\$425 per week depending on the time of year and subject to normal market fluctuations.

Thank you for the opportunity to appraise this property. Should you have any further queries please do not hesitate to contact me using the above.

When assessing the estimated rental amount of an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties available or recently leased in the suburb, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

Warm regards,
GM Estate Agents

A handwritten signature in black ink, appearing to read 'Michael Elder-Mitchell'.

Michael Elder-Mitchell
Senior Property Manager
B.BUS (PROP), LREA

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission which may inadvertently occur. This is an opinion only and may not be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given, and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain correctness and ensure it remains accurate.