



**firstnational**  
REAL ESTATE

Brassall, Ripley Valley,  
Karalee Prestige & Booval

8 March 2017

To Whom It May Concern;

RE: Rental Appraisal – Lot 13, Harris Street Estate, Bellbird Park QLD 4300

Thank you for allowing First National Real Estate Brassall, Booval, Karalee & Ripley Valley to conduct a rental appraisal on your property. The appraisal will be reflective of market conditions at the time of the appraisal and depending on the time of year the property becomes available.

Based on the current rental market of today, we believe the weekly rent for the property will be \$600.00-\$620.00. The 4 bedroom unit should achieve between \$340.00 -\$350.00. The 1 bedroom unit should achieve \$260.00 -\$270.00

Our agency has four locations, one office in Brassall, second office in Booval, the third office is at Ripley and the newest office opened in Karalee covering the Ipswich District and surrounding areas.

If you choose to entrust First National Real Estate Brassall, Booval, Karalee and Ripley Valley with your asset, please be rest assured that you will receive the upmost service. Our dynamic property management team offer a premium service and we guarantee that you will receive feedback on any issues pertaining to your property and we will endeavour to make your experience as a Landlord easy and informative.

Should you have any queries regarding the appraisal, contact the undersigned.

Yours sincerely

Cassandra Jeffs

Business Development Manager

**Disclaimer**

Please note that this a market appraisal only. We are not licensed valuers and our appraisal is not and does not purport to be a valuation. We disclaim all liability for the use of this appraisal and anyone relying on it does so entirely at their own risk. RIVERCITY REAL ESTATE SALES PTY LTD (QLD) A.C.N. 137 256 476 (trading as FIRST NATIONAL REAL ESTATE BOOVAL, BRASSALL, RIPLEY VALLEY & KARALEE PRESTIGE), its directors, officers, employees and agents do not warrant, guarantee or make any representations as to the accuracy, correctness, reliability or currentness of this appraisal and in no event will be liable to you or any third party for any consequential, incidental or indirect damages for any reliance on the appraisal whatsoever. Moreover, you should seek the advice of a qualified and competent valuer if you or a third party wishes to ascertain the value of the property.