

## Rental Appraisal

17/01/2017

To Whom It May Concern:

**Property Address:** Lot 29 David Court, Bella Vista Estate, Helidon Qld. 4344

**Property description: New Dual Occupancy Property**

**Main Dwelling**, consists of four bedrooms, two bathrooms, one living area and separate meals area, patio and 1 car garage.

**Auxiliary Dwelling**, consists of two bedrooms, one bathroom, one living area, patio and 1 car garage.

**Inclusions per unit:**

2 Split Air Conditioners, Stone Kitchen Bench Tops, Stainless Steel Appliances.

**Land Size:** 845m2, **Main Dwelling Size:** 146.27m2, **Auxiliary Dwelling Size:** 96.0m2

**Estimated Rent:**

We wish to thank you for inviting Lion Realty to carry out a rental appraisal of the above property. We have researched the surrounding area and we believe that you should be able to achieve for this new property in this current market between: **\$570.00 to \$610.00 per week for both Units.** (Main Dwelling, \$340.00pw. to \$360.00pw. & Auxiliary Dwelling, \$230.00pw. to \$250.00pw.)

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- 1. To provide the best service to our owners at all times.*
- 2. To establish and develop a mutually beneficial business relationship with our clients.*
- 3. To provide the highest standard of professionalism in the service we provide.*
- 4. To provide this service at the lowest possible fees.*

**Disclaimer:**

This Estimate of Rental Price is made upon the conditions and warranties below:

This estimate could change depending on the time of the year and the rental demand at the time this property comes on the rental market. The accuracy of any information obtained from a third party and used in preparation of the Estimate of Rental Price cannot be guaranteed by Lion Realty's directors, employees and agents. There are a number of imponderable and variable facts and matters which can effect the accuracy of the appraisal of value given including but not limited to the following:

- (a) Changes in Government policy and legislation
- (b) General state of the economy
- (c) Local market fluctuations
- (d) Amount of exposure of the property by way of advertising and inspections.



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