

25/06/2019

**Property: Lot 1977 Capestone, Mango Hill QLD 4509**

Thank you for allowing us the opportunity to give you an up to date appraisal on your property.

At Image Property we aim to provide the most accurate and realistic market estimates possible. We examine every comparable rental to provide you with factual information before recommending a price guide in which we believe your property to sit.

**Based on 3 Bed, 2 Bath, 2 Car – Unfurnished House**

**Vacancy rate – 1.7%**

**Median Rent Achieved - \$390.00 (3 Bed House)**

**Stock Levels in Suburb – 34 (High)**

**Stock Levels in Surrounding Suburbs – 283 (High)**

**Recommended Listing Price – \$430.00 - \$410.00 per week**

We understand every property is different. Since exact comparisons are often hard to find we have developed a plus and minus formula to calculate the differences between homes. We consider the location, condition, construction, configuration, size and age when comparing one property to another. We also look at current market indicators, the state of the market, the current level of tenant activity and social and political trends before arriving at our best and most accurate market estimate.

If we can be of any further assistance to you at this stage please do not hesitate to contact us.

Yours faithfully,



Jamie Rivett  
0450 386 402  
Business Development  
Image Property

Leaders in property

**West End**

219 Boundary Street  
West End QLD 4101

**Aspley**

57 Kirby Road,  
Aspley QLD 4034

**Fortitude Valley**

20 Prospect Street, Fortitude  
Valley QLD 4006