15 January 2021

To whom it may concern,

Rental Appraisal: Unit 402 'HQ' SIPPY DOWNS

Thank you for the opportunity to provide you with a current rental appraisal of the proposed construction for the above address.

We have been supplied with the floor plan and list of inclusions for this property to ensure we are making reasonable comparisons with similar properties. We also draw upon our extensive database of recently rented properties in this area.

In the current rental market, we estimate this property:

Unit 402 - consisting of 1 bedroom, 1 bathroom, 1 car accommodation on level 3 to return a rental value in the vicinity of $350 - $360 per week.

It would be advisable to re-visit that estimate based on demand at the time of completion as supply and demand at the time of completion can impact returns.

Please feel free to contact me on 0455 990 266 or debbie@devconpm.com.au if you would like to discuss our management services, or if I may assist you further.

Kind regards,

Debbie O'Connor
Property Management
Devcon Property Services Pty Ltd

Disclaimer: Every care has been taken in preparing this market estimate, taking into consideration comparable properties currently being advertised as being available. Market forces such as supply and demand can impact pricing and we have therefore erred on the side of being conservative for modelling purposes. Please contact our property managers for up to date market information before advertising for tenants. This appraisal is a market estimate only and not to be used for valuation purposes.