




# RENTAL APPRAISAL

**Date:** 09/10/2024

**Property Address:** Westwood Place, Fraser Rise VIC 3336

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

**The recommended rent would be as below:**

2		1		1		<b>Recommended Rent:</b> \$ 450 - \$ 490 p/w
3		2		2		<b>Recommended Rent:</b> \$ 510 - \$ 550 p/w

The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

**Disclaimer:** The estimate is based upon the research conducted and information supplied at the time and is reflective of the current rental market in relation to supply & demand. 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.