

20th July 2023

To whom it may concern,

Property Address: Lot 1478 Innsbruck Road, Winter Valley VIC 3358

We would like to thank you for the opportunity to offer a rental appraisal for the above-mentioned property. Considerable care has been taken to provide you with the most accurate estimate possible based on our extensive & professional knowledge.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, single garage, proximity to shops, accessibility, modern convenience)
- Condition and presentation of the property
- Location of the property
- Overall condition of the rental market at this time  
(i.e. vacancy rates, supply & demand)

We would therefore estimate that the above property would rent for approximately \$450 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting. It is important for the property investor to understand that rents can fluctuate during the year and are predominantly determined by the market.

Should you have any further queries relating to the appraisal or if you have any further queries, please do not hesitate to contact our office.

Once again thank you for the opportunity and I look forward to hearing from you soon.

This appraisal letter is not a valuation, it is simply an opinion of the current market assessment. We shall not be responsible should the estimate/appraisal be incorrect or inconclusive