

Rental Appraisal

20 Silver Gum Court, Glenvale QLD 4350

3 Bedrooms, 1 Bathrooms, 2 Car Accommodation

14 October 2025

Thank you for the opportunity to provide a rental assessment for 20 Silver Gum Court in Glenvale QLD 4350.

Taking into consideration recent comparable rental results, demand and the property's condition, it is my opinion that the property has capacity to achieve a rental value in the range of \$550-\$570 per week.

The following comparisons have been used to justify this assessment:

- 6 Tea Tree Court, Newtown QLD 4350– 3 bed, 1 bath, 1 car accommodation, rented at \$550 per week.
- 23 Cabarita Crescent, Glenvale QLD 4350- 3 bed, 1 bath, 1 car accommodation, rented at \$570 per week.
- 104 Hursley Road, Newtown QLD 4350- 3 bed, 1 bath, 1 car accommodation, rented at \$580 per week.

Please do not hesitate to contact me on 0428 535 597 if I may be of any further assistance at this time.

Kind regards,

A handwritten signature in black ink, appearing to read 'Kelly Ray'.

Kelly Ray

Head of Investor Services

RealWay Property Partners Toowoomba

0428 535 597

kelly.ray@realway.com.au

This opinion has been prepared expressly for your information, for the purpose of leasing of your property, and not for a third party. Although every care has been taken in arriving at this figure, we stress that it is an opinion of a reasonable and achievable rental price.