

Rental Appraisal

7 Fairfax Street, Cambooya QLD 4358

4 Bedrooms, 2 Bathrooms, 2 Car Accommodation

04 November 2025

Thank you for the opportunity to provide a rental assessment for 7 Fairfax Street in Cambooya QLD 4358.

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 \$580 per week

The following comparisons have been used to justify this assessment:

- 7 Weebah Place, Cambooya QLD 4358- 4 bed, 2 bath, 2 car accommodation, rented at \$560 per week.
- 14 Corack Avenue, Cambooya QLD 4358- 4 bed, 2 bath, 2 car accommodation, rented at \$550 per week.
- 9 Eric Court, Cambooya QLD 4358- 4 bed, 2 bath, 2 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.