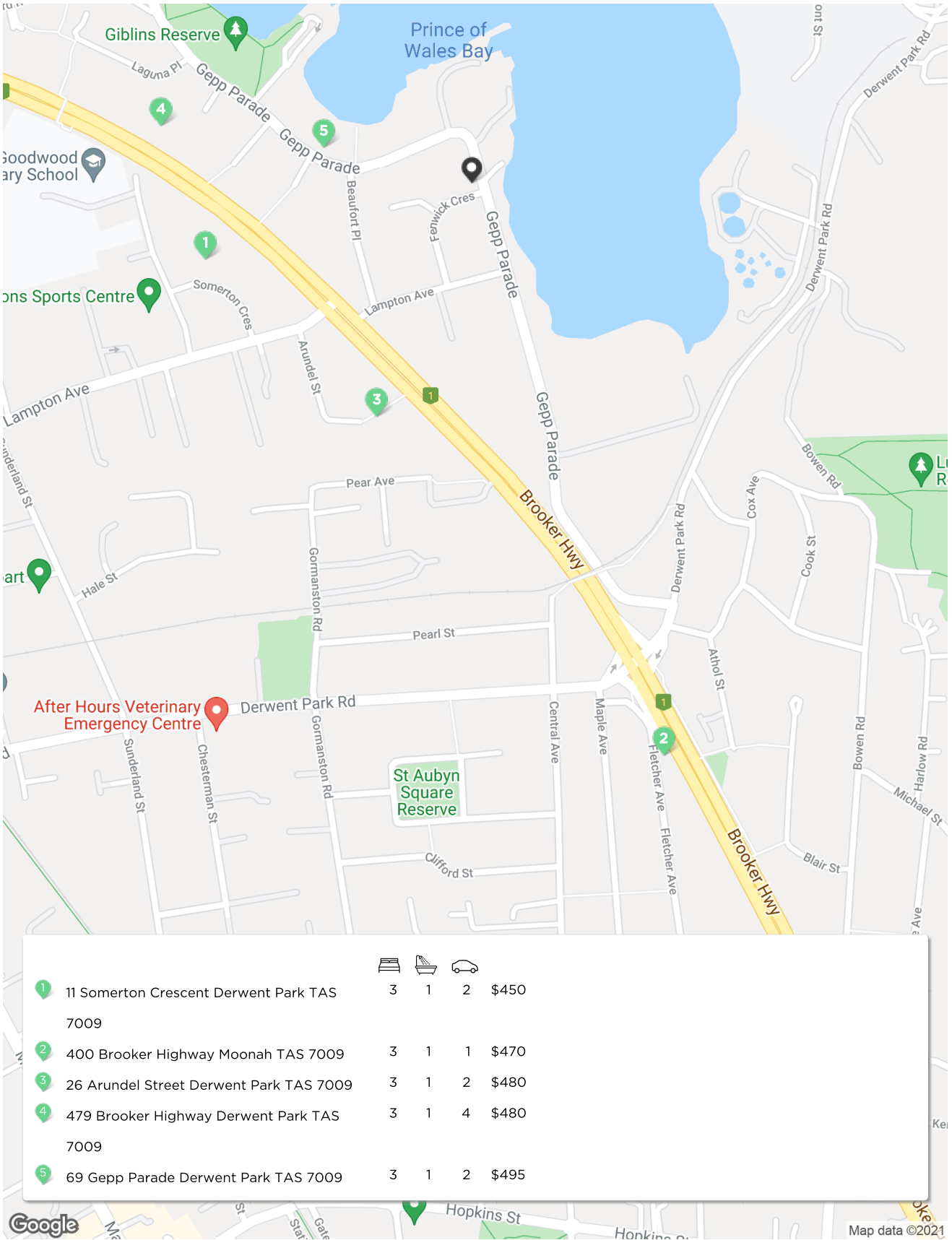


Recent Rental Properties



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 11 Somerton Crescent Derwent Park TAS 7009



3 1 2 973m² -
 Year Built - DOM 7 days
 Listing Date 27-Apr-21 Distance 0.4km
 Listing Price \$450 per week

2 400 Brooker Highway Moonah TAS 7009



3 1 1 772m² 100m²
 Year Built 1960 DOM 7 days
 Listing Date 23-Jul-21 Distance 0.88km
 Listing Price \$470 per week

3 26 Arundel Street Derwent Park TAS 7009



3 1 2 632m² 96m²
 Year Built 1950 DOM 22 days
 Listing Date 21-May-21 Distance 0.37km
 Listing Price \$480 per week

4 479 Brooker Highway Derwent Park TAS 7009



3 1 4 663m² 124m²
 Year Built 1956 DOM 18 days
 Listing Date 27-Apr-21 Distance 0.46km
 Listing Price \$480 per week

5 69 Gepp Parade Derwent Park TAS 7009



3 1 2 609m² 125m²
 Year Built 1916 DOM 31 days
 Listing Date 16-Jun-21 Distance 0.22km
 Listing Price \$495 per week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

7 September 2021

To Whom it may concern,

Re: 44 Gepp Parade, Derwent Park

With regard to the rental potential mentioned above, based on comparable rental properties in the area and current demand, we estimate that the property could achieve **\$460 to \$500 per week** if offered on a 12 month lease.

We have included a report of comparable properties for your reference.

If you have any further queries, please do not hesitate to contact me.

Yours faithfully,

4one4 Real Estate

Abbey Berry



Property Manager

P: 0415 902 776 E: abbey@4one4.com.au

NB: This advice should only be considered as our opinion of an appropriate rental if offering the property for rent, and must not be interpreted as being a formal valuation carried out by a Registered Valuer to assess fair rental worth, or which could be used in support of an application for borrowing money, or for any other purposes and for guidance in placing the property on the rental market.

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