

27th of June 2022

To Whom it may concern,

Market estimate 46 Resolution Street, Warrane Tas 7018

Based on current market conditions and in comparison with other similar properties in the area

4one4 property co believe that the above mentioned property would achieve an anticipated rental return between \$520 - \$540 per week.

The rental return also depends on suitability of tenants and market factors at the time of availability.

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



Yours faithfully

4one4 Real Estate

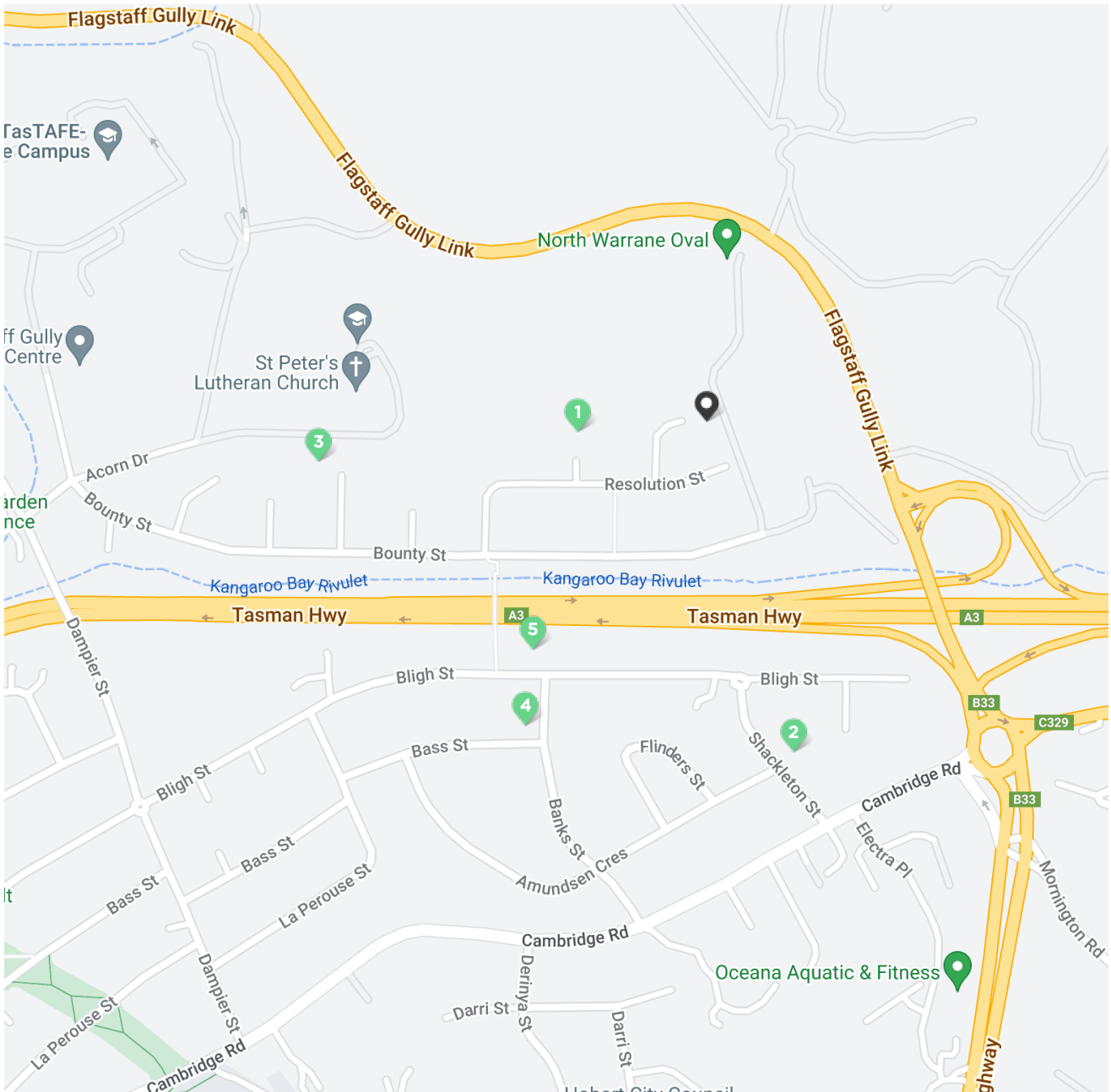
Joanne Strange

Business Development Manager

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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.

Recent Rental Properties



Pin	Address	Icon 1	Icon 2	Icon 3	Price
1	20 RESOLUTION STREET WARRANE TAS 7018	3	1	4	\$430
2	7 SHACKLETON STREET WARRANE TAS 7018	3	1	-	\$460
3	8 ROEBUCK STREET WARRANE TAS 7018	3	1	2	\$500
4	14 BANKS STREET WARRANE TAS 7018	3	1	2	\$520
5	178 BLIGH STREET WARRANE TAS 7018	3	1	3	\$550

Google Map data ©2022

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

Comparable Rentals

1 20 RESOLUTION STREET WARRANE TAS 7018



3 1 4 1,024m² 90m²
 Year Built 1952 DOM 35 days
 Listing Date 23-May-22 Distance 0.16km
 Listing Price \$430 per week

2 7 SHACKLETON STREET WARRANE TAS 7018



3 1 - 668m² 83m²
 Year Built 1955 DOM 22 days
 Listing Date 14-Apr-22 Distance 0.43km
 Listing Price \$460

3 8 ROEBUCK STREET WARRANE TAS 7018



3 1 2 678m² 100m²
 Year Built 1952 DOM 7 days
 Listing Date 11-Apr-22 Distance 0.48km
 Listing Price \$500

4 14 BANKS STREET WARRANE TAS 7018



3 1 2 895m² 95m²
 Year Built 1952 DOM 7 days
 Listing Date 09-Feb-22 Distance 0.44km
 Listing Price \$520

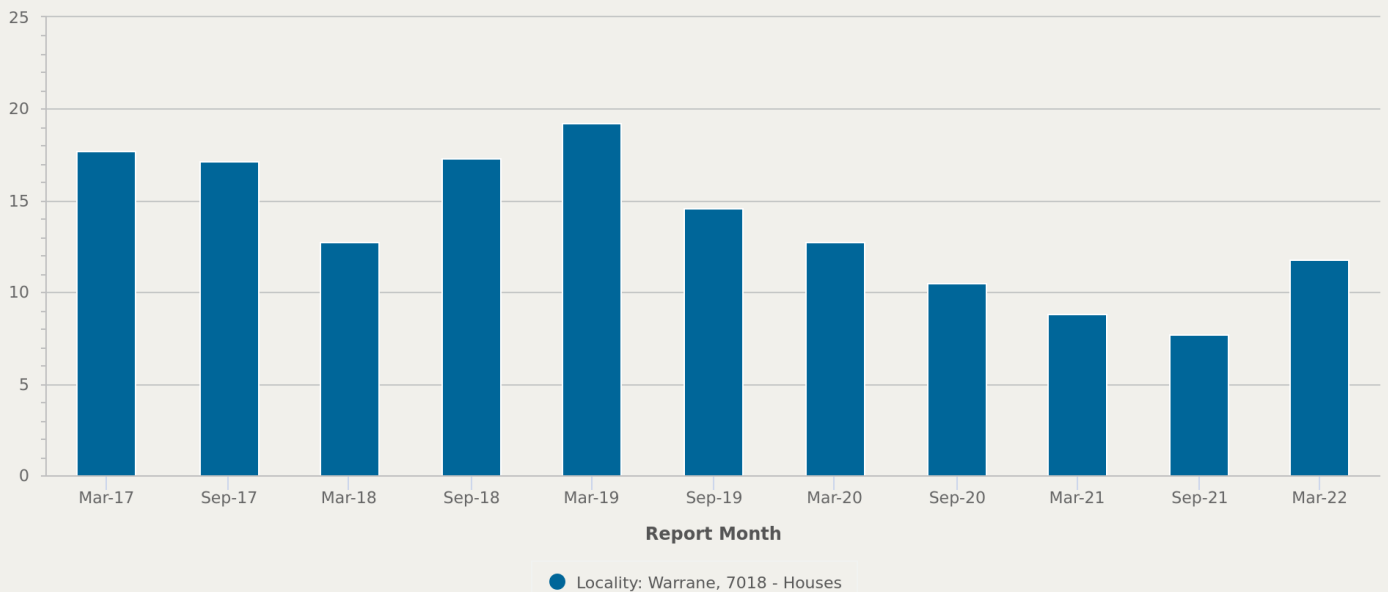
5 178 BLIGH STREET WARRANE TAS 7018



3 1 3 707m² 99m²
 Year Built 1960 DOM 47 days
 Listing Date 11-May-22 Distance 0.36km
 Listing Price \$550 per week

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

Average Days on Market (12 months)

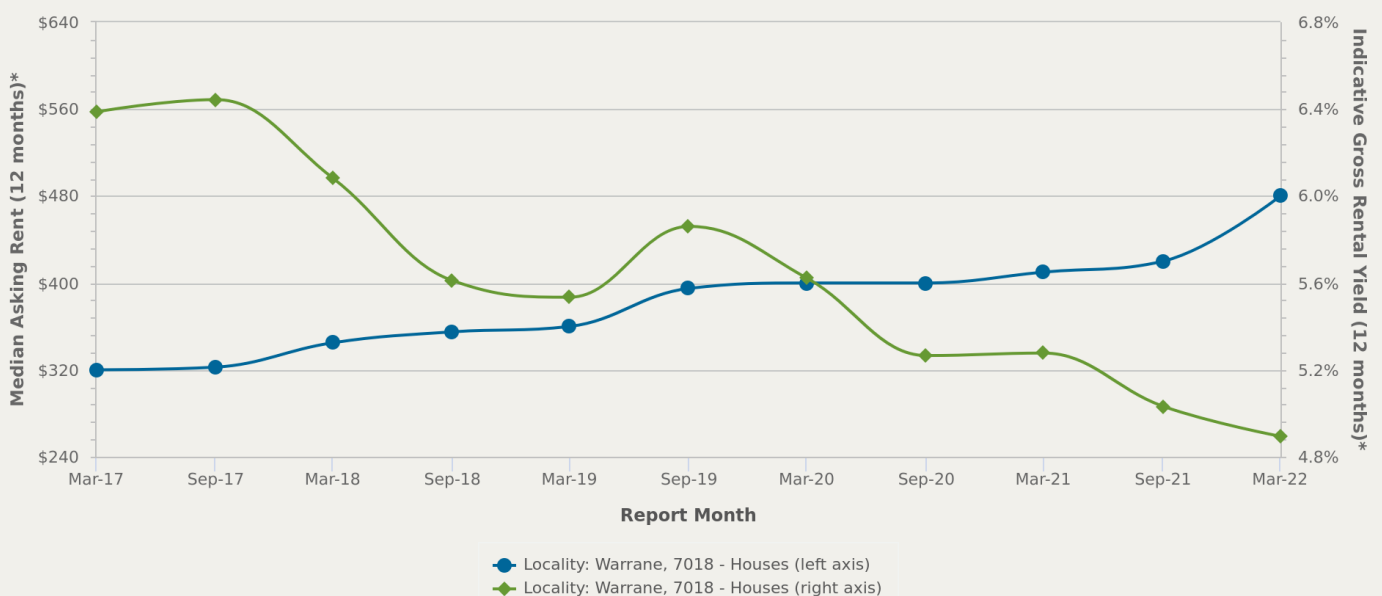


Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Mar-2022	\$599,378	↑ 33.6%
Mar-2021	\$448,723	↑ 16.8%
Mar-2020	\$384,211	↑ 7.4%
Mar-2019	\$357,813	↑ 17.0%
Mar-2018	\$305,831	↑ 11.1%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period