

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

40ne4 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

40ne4 Real Estate

Joanne Strange

Business Development Manager

P: 0466 591 307 E: joanne@40ne4.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.

ABN17117506920



#### Flagstaff Gully Link FasTAFE-e Campus Tistsfaff Gully Link North Warrane Oval Elagstaff Gully Link ff Gully Centre St Peter's Lutheran Church Acorn Dr Resolution St Bounty St arden nce Bounty St Kangaroo Bay Rivulet Kangaroo Bay Rivulet A3 **Tasman Hwy** Tasman Hwy A3 Jampier St Bligh St Bligh St B33 C329 Flinders nackleton St Bass St Cambridge Rd BlighSt Electra PI S, AmundsenCres Perousest Mornington Rd BassSt Cambridge Rd Dampier St. Der Oceana Aquatic & Fitness Darri St a Darri ,00 LaPer ambridge Rd ghway S e $\bigcirc$ 3 1 Δ \$430 20 RESOLUTION STREET WARRANE TAS Na 7018 \$460 2 7 SHACKLETON STREET WARRANE TAS 3 1 3ine 7018 \$500 3 8 ROEBUCK STREET WARRANE TAS 7018 2 3 1 4 14 BANKS STREET WARRANE TAS 7018 2 \$520 3 1 6 178 BLIGH STREET WARRANE TAS 7018 3 3 \$550 Aruma lora S kora elle Coogle Map data ©2022 This data point was edited by the author of this CMA and has not been verified by CoreLogic

**Recent Rental Properties** 

© Copyright 2022 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.



# **Comparable Rentals**

# 20 RESOLUTION STREET WARRANE TAS 7018



 $\blacksquare$  3 b 1  $\bigcirc$  4  $\fbox{b}$  1,024m<sup>2</sup>  $\oiint$  90m<sup>2</sup> Year Built1952DOM35 daysListing Date23-May-22Distance0.16km Listing Price \$430 per week

# **7 SHACKLETON STREET WARRANE TAS 7018**



🛱 3 👆 1	⇔ - ⊑ 668m²	🖵 83m	2
Year Built	1955	DOM	22 days
Listing Date	14-Apr-22	Distance	0.43km
Listing Price	\$460		

### **8 ROEBUCK STREET WARRANE TAS 7018**



 $\blacksquare$  3 b 1  $\bigcirc$  2  $\fbox{b}$  678m<sup>2</sup>  $\oiint$  100m<sup>2</sup> Year Built 1952 Listing Date 11-Apr-22 Listing Price \$500

DOM 7 days Distance 0.48km

### 14 BANKS STREET WARRANE TAS 7018



 $\blacksquare 3 \textcircled{b} 1 \Leftrightarrow 2 \textcircled{b} 895m^2 \qquad \bigcirc 95m^2$ DOM 7 days Year Built 1952 Listing Date 09-Feb-22 Distance 0.44km Listing Price \$520

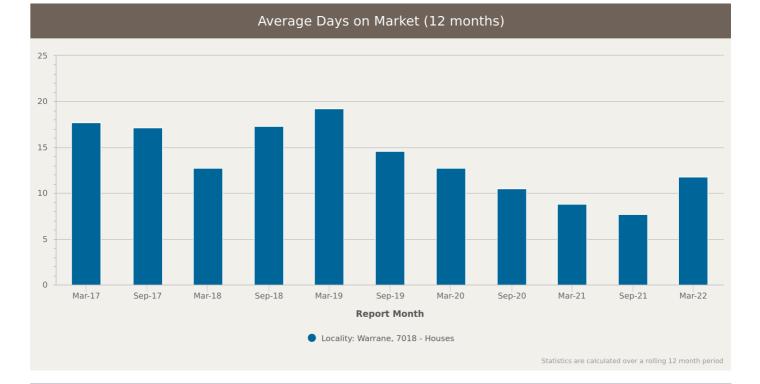
### 178 BLIGH STREET WARRANE TAS 7018



🛱 3 는 1	⇔ 3 ⊑, 707m²	[] 99m	2
Year Built	1960	DOM	47 days
Listing Date	11-May-22	Distance	0.36km
Listing Price	\$550 per week		

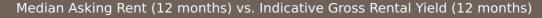
DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

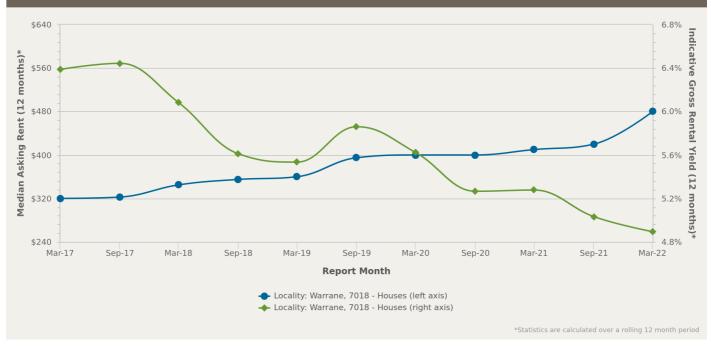




Period	Median Value for Houses	Change in Median Value (12 months)
Mar-2022	\$599,378	33.6%
Mar-2021	\$448,723	16.8%
Mar-2020	\$384,211	7.4%
Mar-2019	\$357,813	17.0%
Mar-2018	\$305,831	11.1%

Statistics are calculated at the end of the displayed month





27 June 2022

© Copyright 2022 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are th e sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No re production, distribution, or transmission of the copyrighted materials is permitted. The information is dee med reliable but not guaranteed.