

15th July 2025

To whom it may concern,

Rental Market Appraisal - 28/38 Amiens Avenue, Moonah

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 of around \$440-\$460 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

Brooke Hall

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.