petrusma
PROPERTY

5 August 2025

Dear Sir/Madam,

RE: Rental Assessment – 150 Derwent Avenue, Lindisfarne TAS 7015 (Main House)

After careful consideration of the current market and trends, we consider the potential rental return for the above property to be in the vicinity of $575-$625 per week. If the dwellings are to be leased separately, arrangements for internet, electricity, and water usage will need to be considered, including potential sub-metering or cost-sharing agreements.

Rent prices are usually seasonal, with the higher rents generally achieved during periods where demand is greater (historically between January and March). As a result the rent achieved may vary depending on which month the property is marketed in. Another factor is similar properties available at that time and the demand in the rental market.

We work hard to achieve the very best rental yield possible for our clients and are proud to have one of the lowest vacancy rates across our market.

I would love the opportunity to discuss our Property Management services further.

Please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely,

Alex Lehmann-Ware
PORTFOLIO MANAGER
0437 970 322

DISCLAIMER:
This assessment is for the use of the party to whom it is addressed and for no other purpose. No liability is accepted to any third party who may rely on this assessment. The assessment has been made without a physical inspection of the property, and is based on a review of basic information and photos of the property only, as well as a review of similar properties currently available for rent and comparable properties within our portfolio. The assessment is intended as an estimate only and should not be treated as a formal appraisal.