

2 September 2025

Dear Sir/Madam,

**RE: Rental Assessment – 21/60 Central Avenue, Moonah**

After careful consideration of the current market and trends, we consider potential rental return for the above property to be in the vicinity of \$400 - \$450 per week.

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,



**Aislinn Spencer**  
**Portfolio Manager**  
**0404 274 689**

**DISCLAIMER:**

This assessment is for the use of the party 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