



14/12/2021

**Appraisal: 1/78 Melton Rd, Nundah, QLD 4012**

Thank you for the opportunity to appraise your property for its rental value.

When assessing the rental value of a property, we take into account factors that assist in leasing your investment promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

**Based on 3 Bed, 2 Bath, & 1 Car space Unit in Nundah**

**Median Rent: \$520.00 per week**

**Vacancy Rate: 0.8%**

**Stock Level in Suburb: 3 (Low)**

**Stock Level in Surrounding: 16 (Low)**

**Expected listing price: \$450.00 - \$475.00 per week.**

A rental value is provided so that you can make a sound decision based on your personal situation.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of property and the market activity.

Our team would be delighted to manage your investment with your individual needs in mind, I will be in contact in the near future however, if in the meantime I can answer any questions please contact me on 0400 149 098 or [rohan@imageproperty.com.au](mailto:rohan@imageproperty.com.au)

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Rohan Dove", with a horizontal line underneath.

Rohan Dove  
Business Development Manager