



24/08/2022

Appraisal: 20 Balmoral Road, Montville

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, 1 Bath, & 4 Car House in Montville

Median Rent: \$550.00

Vacancy Rate: 0.3%

Stock Level in Suburb: 1

Stock Level in Surrounding: 3

Expected listing price: \$650-\$700

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

Please see below link for comparable prices achieved in the area.

<http://imageproperty.com.au.withpitch.com/e1027/image-property-pm-price-update-e30bcf81-20-balmoral-road-montville>

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 0410 674 532 or lucy@imageproperty.com.au

Yours faithfully,

Lucy Chant
Business Development Manager