

DATE 14/08/2025

Dear Purchaser/Financier,

Rental Appraisal: 28 Ardcar Street Bracken Ridge QLD 4017

Determining Your Property's Rental Value

When assessing the rental value of your property, we consider multiple factors to ensure a prompt and successful lease. These include comparisons to similar properties, current market vacancies and broader market trends. By setting a realistic rental value, we aim to minimise vacancy periods and optimise your financial returns.

Rental Appraisal Estimates

We estimate that a rental range of \$580.00 - \$630.00 per week for is achievable in the current market.

Pricing within this range will depend on your preferences and circumstances. The higher end reflects a value that tests the market, potentially requiring a longer leasing timeframe. The lower end is likely to attract more interest and minimise the risk of extended vacancies.

Our Commitment to You

At Image Property, we have proudly supported landlords across Southeast Queensland for over a decade. Recognised as Australian Property Management Company of the Year for four consecutive years, this acknowledgment reflects the trust investors place in us to deliver accurate market insights, maximise returns and safeguard their assets.

We are committed to managing your investment with a personalized approach tailored to your goals. Please don't hesitate to contact me directly on 0437 473 009 if you have any questions or require assistance.

Warm regards,
Natalie Lardner
Investment Property Consultant
Image Property



DISCLAIMER

"This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."