



15th July 2025

### **Rental Estimate –1/35 Denning Bracken Ridge QLD 4017**

At Pine City Properties we provide 2 appraisal amounts; a conservative range (current estimate used for budgeting and assessment) as well as our Initial Property Offering (IPO) price (our initial listing price). When assessing the rental value of a property, we take into consideration the property features, our results, similar properties on the market, current vacancy rates, and market trends.

**This property contains 2 bedrooms, 2 bathrooms and Single lock up garage**

#### **Our recommendation:**

- **Initial Property Offering (IPO) Price: \$520 per week**
- **Conservative Property Estimate of \$450pw - \$500pw.**

Should you have any queries or wish to discuss this appraisal, please do not hesitate to contact me.

Kind Regards

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#### **Disclaimer:**

This appraisal is valid for 30 days and has been prepared for the information of the client and not for any third party. While every care is taken to ensure the accuracy of this appraisal, this is an opinion of the preparer on the prepared date and not to be taken as a sworn valuation. PRL Management will not be held liable for any loss incurred should this appraisal be used or relied upon when preparing any financial instrument.