



**SJS Property
Partners**
Real Estate Specialists

08 July 2025

20 Serissa St, Crestmead

Thank you for the opportunity to appraise your potential rental property, zoned Commercial.

In my opinion as an asset manager, I believe you would achieve a weekly rent of \$580.00 – \$620.00 per week. Please note that this appraisal figure is valid for a 30 day period only.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. 4 Bedroom, 1 Bathroom Home, 604 sqm of land)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – Proximity to Schools, shopping centre, public transport, hospitals and M1.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Kind regards,

Shane Crosbie

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