

9th July 2024

66-70 Sylvan Rd, Park Ridge South QLD

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

In my opinion as an asset manager, I believe you would achieve a weekly rent of \$1250 – \$1350 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. granny flat, inground swimming pool and spa, proximity to shops, partial renovations, accessibility, modern convenience;
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – close to shopping, dining, entertainment, private schools, Proximity to Brisbane, Mount Lindsay Hwy access and more.

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,

Samantha Marshall
Principal / Auctioneer
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