

11/08/2025

To Whom It May Concern,

RENTAL APPRAISAL: 16 Aroona Avenue, Buddina QLD

At Fletcher Riley, we take a tailored, proactive approach to property management, combining industry insight with a personalised service that reflects the premium calibre of the properties we represent.

When assessing the rental value of your investment, we consider comparable properties, current market conditions and vacancy rates to ensure your home is positioned competitively for a timely lease and strong returns.

We've provided a rental range to support flexible decision-making based on your goals. The higher end reflects a premium price point that may be achievable with time and market testing; the lower end is likely to attract quality interest quickly.

RENTAL APPRAISAL

We anticipate a rental range of **\$1000-\$1100 per week downstairs** and **\$1300-\$1400 per week upstairs** to be a fair market value for securing a suitable tenant within a reasonable timeframe.

If you have any questions or would like to discuss our boutique management service in more detail, please don't hesitate to reach out to Rebecca Fletcher on 0404 866 358. We'd be delighted to assist with your property journey.

Kind Regards,

Rebecca Fletcher & Alan Riley

Rebecca Fletcher & Alan Riley
Fletcher Riley Estate Agents

Your #1 Prestige Property Agency

WWW.FLETCHERRILEY.COM.AU

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."