

24/06/2025

To Whom It May Concern,

**RENTAL APPRAISAL: 112 Sunbird Chase, Parrearra 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 **\$950-\$1050 per week** 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."*