

24/09/2025

To Whom It May Concern,

RENTAL APPRAISAL: 21 Vauxhall Street, Minyama 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 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 and Alan Riley
Fletcher Riley Estate Agents

Your #1 Prestige Property Agency

WWW.FLETCHERRILEY.COM.AU

DISCLAIMER

"This appraisal has been prepared exclusively for the client's information and is not intended for use by any third party. While every effort has been made to ensure the accuracy of the figures provided, they represent an informed opinion only and should not be considered a formal or sworn valuation. Fletcher Riley Estate Agents accepts no liability for any errors, omissions, or for any aspect of this appraisal that may be inaccurate or incomplete in any way."