



6th November 2024

## 3 Durian St, Mount Cotton

3 Bed 2 Bath 4 Car

**AURORA**  
REALTY

### Your Rental Property Appraisal

Thank you for the opportunity of allowing us to provide a current market analysis on the above-mentioned investment property. Obtaining a true and realistic rental value is paramount in ensuring the cash flow and overall investment strategy is right for you.

Whilst comprising this analysis we take into consideration market trends, similar surrounding properties currently on the rental market, together with the large number of properties we have recently rented in the surrounding areas.

Please bear in mind however, it is a matter of marketing the property to its best potential and testing the market as the current market is very buoyant.

Our goal is: To procure the best possible tenant at the best possible price, as quickly as possible.

**In the vicinity of \$740 to \$770 per week**

Marsha Derry

**MDerry**

New Business Manager

**DISCLAIMER:** This estimate of this rental 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 estimate only and is not to be taken as a sworn valuation.

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