September 19, 2024

19 Camelia Street,
Cannon Hill, QLD, 4170

To whom It may concern,

Re: **OPINION OF MARKET VALUE**

Thank you for the opportunity to perform a rental market appraisal of your property situated at:

19 Camelia Street, Cannon Hill, QLD, 4170

When assessing the rental value of a property, we take into account factors that assist in leasing the property promptly. This includes a comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment. We have researched your immediate area for comparable properties to arrive at a price. We estimate the property would achieve a rental income of approximately $600 - $650 per week.

Please find below the comparative market analysis:
- 71 Beauvardia Street, Cannon Hill   - 3 Bed, 1 Bath, 1 Car = $595 per week
- 240 Richmond Road, Morningside   - 3 Bed, 1 Bath, - Car = $625 per week
- 81 Molloy Road, Cannon Hill   - 3 Bed, 1 Bath, 2 Car = $650 per week
- 77 Beauvardia Street, Cannon Hill   - 3 Bed, 1 Bath, 2 Car = $650 per week

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve and does not take into account the last rental increase on the property in line with legislation.

If we can support you with anything in the future, please feel free to contact us on 07 3107 6999. Alternatively, we welcome you to come into our office for a coffee and a chat at any time.

Kind regards,

Matt Dickinson
Leasing Agent
Place Estate Agents
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