



ONEGROUP

BULIMBA | CAMP HILL | CANNON HILL | CARINDALE



January 7, 2025  
2204/1918 Creek Road,  
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:

**2204/1918 Creek Road, Cannon Hill, QLD, 4170**

When assessing the rental value of a property, we consider factors that assist in leasing the property promptly. This includes the comparison of similar properties, current vacancies, and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible, maximising financial returns on your investment. Based on our research of comparable properties in your area, we estimate the property would achieve a rental income of approximately **\$650-\$700 per week**.

**Comparative Market Analysis**

- **1914 Creek Road, Cannon Hill:** 2 bed, 2 bath, 1 car - \$700 per week
- **1914 Creek Road, Cannon Hill:** 2 bed, 2 bath, 1 car - \$690 per week
- **9/20 Murarrie Road, Murarrie:** 2 bed, 2 bath, 1 car - \$650 per week
- **202/13-15 Rawlinson Street, Murarrie:** 2 bed, 2 bath, 1 car - \$650 per week
- **207/57 Ludwick Street, Cannon Hill:** 2 bed, 2 bath, 1 car - \$650 per week
- **4/44 Rawlinson Street, Murarrie:** 2 bed, 2 bath, 1 car - \$640 per week
- **424/986 Wynnum Road, Cannon Hill:** 2 bed, 2 bath, 1 car - \$680 per week
- **31 Bombery Street, Cannon Hill:** 2 bed, 2 bath, 1 car - \$650 per week
- **10/147 Baringa Street, Morningside:** 2 bed, 2 bath, 2 car - \$650 per week
- **6/748 Wynnum Road, Morningside:** 2 bed, 2 bath, 2 car - \$650 per week
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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. If we can assist you with anything in the future, please feel free to contact us on **0475831340**. Alternatively, we welcome you to visit our office for a coffee and a chat at any time.  
Kind regards,

**Matt Dickinson**  
**Leasing Agent**  
**Place Estate Agents**  
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**E: [matt@dickinson@eplace.com.au](mailto:matt@dickinson@eplace.com.au)**

**DISCLAIMER**

This opinion of market value 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 is not to be taken as a sworn valuation.