

4th April 2025

To Whom It May Concern,

Re: 21 Felix Street, St Leonards

Thank you for inviting Bellarine Property to provide a rental appraisal.

After careful review and consideration of the current market conditions, we believe we can achieve a weekly rental amount of between:

\$440-\$500 per week.

Our educated valuation is based on comparable rental returns and properties in the area over the last 6 months.

If you require any further information, please contact me on 0409 098 140 to discuss your requirements in more detail.

Regards,



Carmela Muscat
Leasing Manager
0409 098 140
carmela@bellarineproperty.com.au

This opinion has been prepared solely for the information of the client for the purpose of considering the rental of the property, and not for any other third party.