



June 2025

Dear Potential Buyers

RE: Rental Valuation – 44 Coffey Street, Crestmead QLD 4132

Thank you for the opportunity to provide a rental valuation for the above property. We have conducted market research and compared this property to similar other properties in the local area to determine the possible achievable weekly rental if we were to advertise for a tenant today. Comparable rental properties within the immediate area (within 500mtrs) are:

15 Bushlark Street, Crestmead QLD 4132 \$600 per week currently FOR RENT

18a Crinum Street, Crestmead QLD 4132 \$600 per week currently FOR RENT

62 Coffey Street, Crestmead QLD 4132 \$650 per week currently FOR RENT with pool

12 Cavillion Street, Crestmead QLD 4132 \$570 per week currently LEASED MAY 2025

16 Lorraine Street, Crestmead QLD 4132 \$580 per week currently LEASED MAY 2025

We believe this property could conservatively achieve a weekly rent of \$590 – \$635 per week in the current market. *Please note that the anticipated rent is based on the current market at the time this appraisal was made*

This amount may change depending on factors like the supply and demand for tenants and the number of properties on the market. Please feel free to reach out if you want to talk more about renting out your property.

Kind regards,

Bibian Bolante

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