



Rental Appraisal Certificate

1st July 2024

To Whom It Concern

Property Address: 104 Maitland Street, Stanford Merthyr NSW 2327

Valley Estate Agents sincerely appreciates the opportunity to conduct a rental appraisal for your property. In our assessment of your property's rental value, we meticulously analyse various factors that contribute to optimising its leasing potential.

This includes;

- * existing market conditions
- * evidence of recently leased & similar properties in the surrounding areas
- * current rental listings
- * market trends and
- * our knowledge of the local market
- * condition and presentation of the property

The property is currently returning \$400.00 per week.

NOTE: Due to current market demand it is anticipated this property should achieve \$430.00 - \$450.00 after the expiry of the current lease.

We hope this information is of assistance and we sincerely hope that you consider Valley Estate Agents to manage your investment property, should you like some more information on our Property Management Services and fees please do not hesitate to let me know.

Kind Regards



Sophie Abela

Director & Licensed Real Estate Agent

(02) 4934 1901

DISCLAIMER: This 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 opinion only and not to be taken as a valuation as we are not registered valuers. The rental figure may need to be adjusted at the time of advertising for new tenants depending on the market at the time.