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15th November 2018

RE: RENTAL APPRAISAL – 38 TOWONG ST TALLANGATTA

Thank you for the opportunity to provide an opinion of rental worth for the above property.

When arriving at a rental figure, there are several influences to address. These include:

- current market trends, such as vacancy rates;
- analysis of comparable rental properties and their worth;
- individual features of the prospective rental property.

After due consideration, I believe that the house could achieve a weekly rental of between **$280pw** and **$310pw if the property was completely cleaned, freshly painted inside and new floor coverings.** Unfortunately, I can NOT rent it out in its current condition. Please note that current legislation requires me to provide you with an approximately 10% range of probable results but I believe it would reach a rental amount at the higher figure.

It is good practice to select an asking price for your property that will increase your chances of attracting a good quality tenant to your property, in preference to other homes that may be available at the same time. The asking price is ultimately your decision, and I am happy to have a further discussion with you about this, if you feel the value of your property is outside of my range.

I would welcome the opportunity to work with you in managing your property. Please call me directly if you have any questions.

Kind regards
WODONGA REAL ESTATE BEST AGENTS

Donna Martin
SENIOR PROPERTY MANAGER

DISCLAIMER: This opinion of rental market worth has been prepared solely for the information of the client as addressed and not for any third party. It is not to be relied upon for any court proceedings, settlements or litigation purposes. No responsibility is accepted to any third party who may elect to use or rely on the whole or any part of the contents of this opinion. It has been based on information made available to us and the current rental market at this particular time. Any suggested improvements are made solely on the basis of observation to potentially improve the rental worth. We recommend any potential purchasers make their own enquiries with independent qualified and accredited tradespeople for any improvements or safety upgrades.