



8th December 2022

Shop 2, 32 Saltfleet Street
Port Noarlunga SA 5167
Ph: 08 8326 1258
Email: rentals@seaandvinespm.com.au

RE: 9 Young Avenue, Port Noarlunga

Please be advised, it is in our opinion we would be able to achieve a weekly rent for the above-mentioned property of approximately \$460.00 per week in today's market conditions.

We believe with the correct marketing and management a good tenant can be sourced.

Please feel free to contact us should you have any further queries.

Yours faithfully

SEA & VINES PROPERTY MANAGEMENT

Melissa Buitenga

MELISSA BUITENGA
PROPERTY MANAGER

*(*Please note this is an opinion only; not a statement of fact, and is based on today's current market conditions.)*

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of land or a business, in light of your own needs and circumstances, by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- In the case of oral advice – immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words “**I am legally required to give you this warning**”; or
- In the case of written advice – at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.