

The Purchaser
10 Margaret Street
Jan Juc VIC 3228

8th October 2024

Thank you for the opportunity to appraise your potential rental property.

In my opinion as a Property Manager, I believe you would achieve a weekly rent of \$720 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. Ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including – dishwasher, dryer, microwave, vacuum maid, etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply and demand)

We pride ourselves on our professional service offered. We are extremely thorough with our process of tenant selection, and believe that all properties should be presented in a “5 star” condition to attract a “5 star” tenant.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Yours sincerely,
Rosemary Presti

Rosemary Presti
Great Ocean Road Real Estate - Anglesea
91 Great Ocean Road

ANGLESEA VIC 3230
m: 0488 004 597

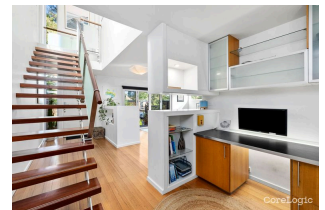
Comps Map: Rentals



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

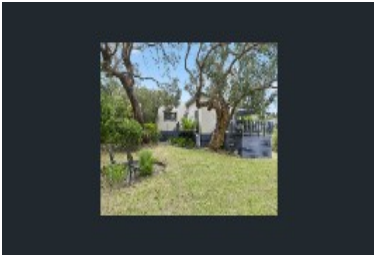
10 MARGARET STREET JAN JUC VIC 3228



Appraisal price range

Notes from your agent

Testimonials



“ I have found Rose to be terrific in looking after my rental property
She is professional when attending to my inquiries, and helpful and efficient with arranging tradespeople to service the property

”

Deb

February 2023

“ Rose has excellent rapport building and communication skills, she makes me feel comfortable & safe to bring issues to her knowing there would be prompt resolutions. Rose is fair and balances my best interests and that of the property owner.

”

Amy

April 2023

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