

December 2, 2021

To whom it may concern,

We have reviewed and assessed the rental price for the property at **312/50 Sturt Street, Adelaide** and believe that we can achieve a rental figure of between **\$460.00** and **\$490.00** per week unfurnished in the current market conditions.

This figure takes into consideration key demand factors such as location, local amenities, public transport, local area demand and supply as well as the particulars of this property (features and benefits). The ultimate achievable price may vary depending on fluctuations in the rental market and seasonal demands at the time of actual listing.

If you would like to speak in more detail about the achievable returns on this property, or any other property you may be looking to purchase for investment purposes, please don't hesitate to contact me and I will provide as much assistance as is required to help you with your purchasing decision.

Yours sincerely,



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New Business Manager
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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 the land or 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.