

1<sup>st</sup> July 2025

To Whom It May Concern,

**Re: 44 Regal Road, St Leonards**

Thank you for inviting Bellarine Property to provide a rental appraisal.

After careful review and consideration of the current market conditions, we believe we can achieve a weekly rental amount of between:

**\$470-\$500 per week.**

Our educated valuation is based on comparable rental returns and properties in the area over the last 6 months.

If you require any further information, please contact me on 0409 098 140 to discuss your requirements in more detail.

Regards,



Carmela Muscat  
Leasing Manager  
0409 098 140  
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*This opinion has been prepared solely for the information of the client for the purpose of considering the rental of the property, and not for any other third party.*