CAPITALONE REAL ESTATE

Wednesday, 6 November 2024

To Whom It May Concern,

RE: 5/3 Lakeview St, Toukley

Thank you for the opportunity to provide a Rental Appraisal for the above property.

When assessing the rental value of a property, we consider factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment. A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved in a high demand rental market. The lower figure is one which should attract the highest level of interest in the shortest amount of time. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame.

Based on other similar properties for lease in the current market, it is my opinion that the above premises would achieve a weekly rental return of $520-$570 per week.

This price is an estimate only, based on the current rental market and comparable rentals in the area.

If you require any further information, please don't hesitate to contact me on (02) 4394 0003 or email rentals@capitalone.com.au

Kind Regards
CAPITAL ONE REAL ESTATE

N. Attwood

Nicki Attwood
Property Manager

**** This is a rental market appraisal only and not to be misconstrued as a valuation.***

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