28th January 2025

PERMANENT RENTAL APPRAISAL

66 Fraser Avenue, Anglesea 3230

To whom it may concern,

In my professional opinion as a Property Manager, I believe you would achieve a weekly rent of 500-$530 per week.

This appraisal may vary depending on the supply and demand of renters 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 renter.
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)

Yours sincerely,

Anna O'Dwyer

Property Manager

Great Ocean Road Real Estate
annao@greatoceanroadrealestate.com.au
0488 004 597

This rental appraisal is for the sole use of the party to whom it is addressed and no responsibility is accepted to any third party who may rely on the whole or any part of this appraisal.