

7.03.2024

Josh Watt
C/- H & A



Good Afternoon Josh,

RE: 37 Park Street, Bittern - Estimated Rental Value

Thank you for the opportunity to provide you with an opinion of current rental value for your newest listing located at 37 Park Street, Bittern.

To establish the value of this potential investment, we consider comparable properties that have recently been leased and those that are currently available. We also consider, amongst other things, the availability of prospective renters and current market conditions. Please see the attached report for your client's consideration.

After carefully analysing properties in and around the area, the market indicates that this property could obtain up to **\$680.00 per week** in this current market.

This value is based solely upon the information provided by you and viewing the property online via www.realestate.com.au.

Our team at Elite Property Management Group are not just Property Managers, we are Property Management Experts and when it comes to investment properties it is also essential that your clients are investing in their Property Management team.

Please don't hesitate in providing my details to your clients should they have further questions.

Kind Regards,

KYLIE HELBIG

Director | Officer in effective control

This opinion is preliminary only and must not be relied upon for any purpose whatsoever. It is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this opinion.