



**first  
national**  
REAL ESTATE

Address  
67 Lime Avenue,  
Mildura VIC 3500  
PO Box 378  
Mildura VIC 3502

Contact  
P (03) 5021 2200  
F (03) 5021 1213  
E [coltie@ctfnre.com.au](mailto:coltie@ctfnre.com.au)  
W [ctfnre.com.au](http://ctfnre.com.au)

Collie & Tierney

27 July 2023

To Whom it May Concern

**RE: 8/19 Cosgrove Court, Mildura VIC 3500**

We have inspected the above property to estimate the rental it would achieve.

If the property was offered for rental, based on current rental market, we are of the opinion that the property would rent for approximately \$430.00- \$450.00 per week.

We must also point out that this letter is not to be construed as a valuation but rather, an opinion of the marketability of the property and whilst every care and consideration has been taken in arriving at the figure stated herein, no responsibility is taken for accuracy of same.

This opinion has been prepared solely for the information of the client and not for a third party. Although every care has been taken in arriving at the figure, we stress that this is an opinion and as we are not sworn valuers should not be taken as a sworn valuation. We shall not be responsible should the opinion or any part thereof be incorrect or incomplete in any way.

Yours Faithfully,

**Aimee Standring  
Property Manager  
COLLIE & TIERNEY PTY LTD**