

# The Agency Investor Pack

THE AGENCY  
PROPERTY MANAGEMENT



# Introducing your Business Development Manager



## Kaylee Hick

**Introducing Kaylee Hick, our Business Development Manager for Property Management.**

With a career in real estate that spans over a decade, Kaylee has established a reputation for fostering lasting relationships and identifying growth opportunities across all areas of the industry. Since starting her career in 2013, she has honed her skills in client engagement, securing new business and managing key relationships ensuring long term success.

In her current role, Kaylee is instrumental in driving business expansion while maintaining a personalised approach to every client interaction. Her deep understanding of the industry, combined with her expert communication, negotiation, and relationship management skills, allows her to effectively navigate the ever-changing property landscape.

Kaylee's ability to build trust and deliver exceptional service has played a key role in her success. Her commitment to client satisfaction and retention, along with her strong focus on growth, makes her an invaluable asset to your property management journey.

Outside of work, Kaylee enjoys staying active, trying new restaurants with her partner, and spending time with her loved ones and her dog. Her dedication to maintaining a balanced lifestyle and commitment to excellence continues to inspire those around her.

**0448 443 667**

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# THE AGENCY

The Proprietor  
23 Glen Eagles Grove  
West Busselton WA 6280

08 April 2025

Thank you for the opportunity to provide you with our appraisal.

From our local market knowledge and experience, we estimate that a current reasonable rent expectation would be in the vicinity of \$875 - \$925 per week for a property of these specifications.

We however do not simply wish to limit ourselves to this range in the current market and assure you that it is always our goal to set out to achieve the maximum rent possible for each property we lease.

This appraisal is based on comparative rentals which have been leased in the area over the past six months and not on an internal inspection. This price may vary depending on when the property comes onto the market and a physical inspection.

We hope you will give us the opportunity to impress you with our service and our ability to produce exceptional results. By partnering with us and entrusting the management of your property to The Agency Property Management you can rest easy knowing that we will provide you with industry leading levels of service and property management best practice.

If there is anything further, I can do to assist you with your decision to employ The Agency Property Management please feel free to contact me.

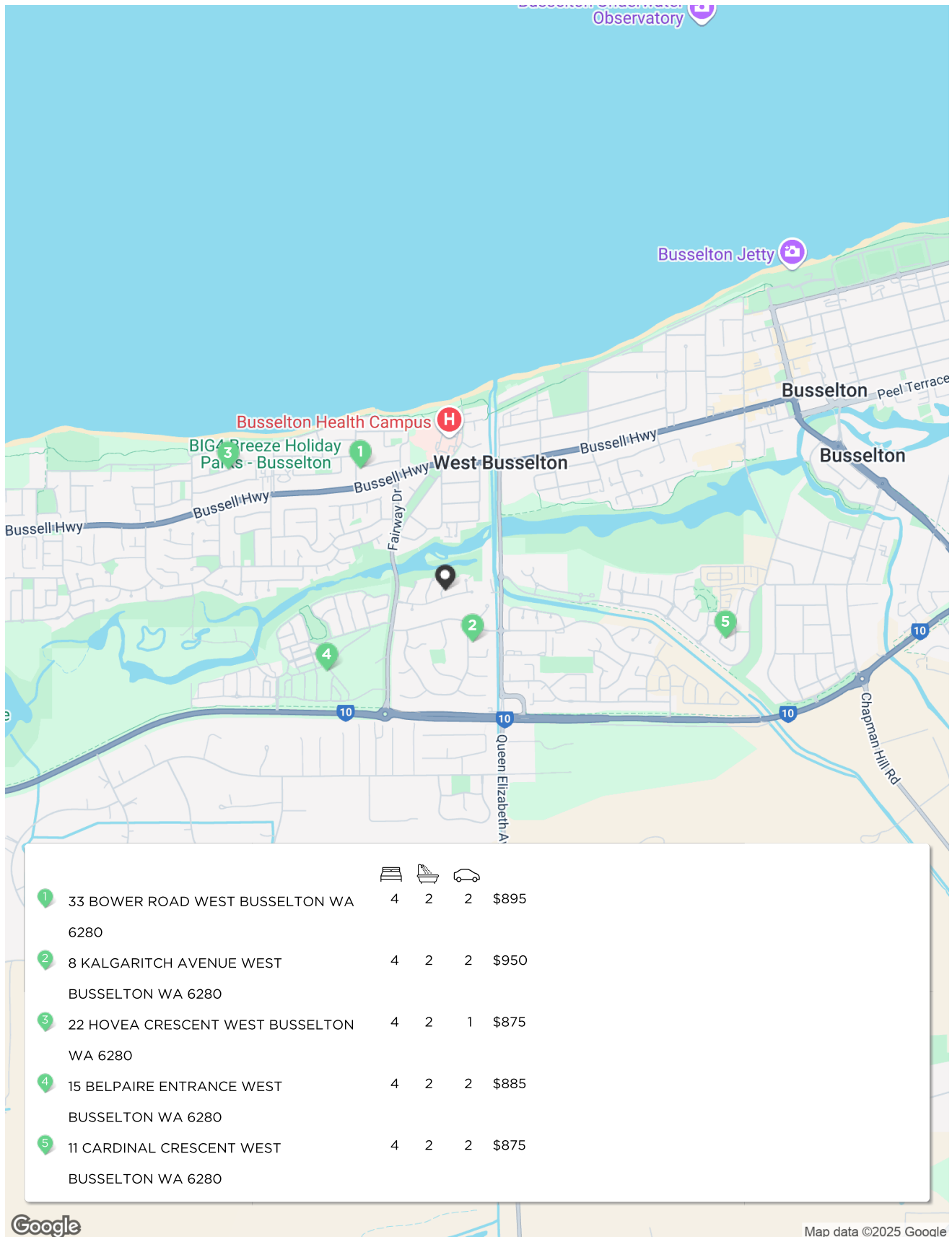
## Disclaimer

The accuracy of the methodology used to develop this Comparative Market Analysis for Rental Value, the existence of the subject property, and the accuracy of the estimated value and all rule sets provided are estimates based on available data and are not guaranteed or warranted.

The Agency excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or Estimated Value. Whilst all reasonable effort is made to ensure the information in this publication is current, The Agency does not warrant the Rental Appraisal and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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## Comps Map: Rentals



Google

Map data ©2025 Google

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Rentals

### 1 33 BOWER ROAD WEST BUSSELTON WA 6280



4 2 2 809m<sup>2</sup> 168m<sup>2</sup>  
 Year Built 1994 DOM 23 days  
 Listing Date 10-Mar-25 Distance 0.97km  
 Listing Price \$895 per week

### 2 8 KALGARITCH AVENUE WEST BUSSELTON WA 6280



4 2 2 2,060m<sup>2</sup> 182m<sup>2</sup>  
 Year Built 1993 DOM 25 days  
 Listing Date 17-Dec-24 Distance 0.4km  
 Listing Price \$950 p/w

### 3 22 HOVEA CRESCENT WEST BUSSELTON WA 6280



4 2 1 742m<sup>2</sup> 182m<sup>2</sup>  
 Year Built 1985 DOM 53 days  
 Listing Date 21-Jan-25 Distance 1.63km  
 Listing Price \$875.00 per week

### 4 15 BELPAIRE ENTRANCE WEST BUSSELTON WA 6280



4 2 2 737m<sup>2</sup> 205m<sup>2</sup>  
 Year Built 2014 DOM 33 days  
 Listing Date 06-Mar-25 Distance 0.95km  
 Listing Price \$885 pw

### 5 11 CARDINAL CRESCENT WEST BUSSELTON WA 6280



4 2 2 715m<sup>2</sup> 167m<sup>2</sup>  
 Year Built 2000 DOM 15 days  
 Listing Date 04-Mar-25 Distance 1.88km  
 Listing Price \$875 Per Week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



# Our Property Management Fees

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Allow your Business Development Manager to tailor a comprehensive fee package which will suit your financial needs without compromising the delivery of our excellent service.

**By choosing The Agency to manage your investment you will receive:**

- Maximum rental yield from our intimate up to date knowledge of the local market.
- A dedicated Property Manager who has full administrative support to ensure that our relationship with you is their primary concern.
- Exceptional scrutiny during the tenant selection process, which will allow us to foster the best relationship with your tenant.
- Qualified trades who will take care of any maintenance for the best possible price.
- State of art systems and processes along with your very own secure portal access so you know the status of your property at any moment of the day.





# Protect Your Investment

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Seasoned property investors know that insurance is never something to scrimp on, when something goes wrong with a property it can be expensive.

So successful investing means making sure you're never left footing the bill for something you should not have to.

Every investor should have building and contents insurance and particularly Landlord Insurance which can help minimise your exposure and protect your income and investment.

**EBM Insurance offer just that, to learn more about this please explore these links:**

- [For More Information on Platinum Cover Click Here](#)
- [For More Information on Ultra Cover Click Here](#)

## Disclaimer

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