



13 May 2024

To whom this may concern,

**RE: 2/31 Pearl Avenue, 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 in the vicinity of **\$280.00 to \$300.00** 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,

**Marlee Hards**  
Property Manager  
COLLIE & TIERNEY PTY LTD