



**first
national**
REAL ESTATE

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Tweed Sutherland

8 January, 2020

To Whom It May Concern,

RENTAL APPRAISAL

RE: 124 Crusoe Road, KANGAROO FLAT, VIC, 3555

This letter is to advise that in my opinion as an experienced property manager, we would expect in today's rental market the above mentioned property to achieve an approximate weekly rental of \$320 - \$330 per week.

This property was appraised on 08/01/2020.

We invite any potential purchasers to discuss the current market and an updated weekly rental figure upon your request.

Should you require any further information please do not hesitate to contact me on (03) 5440 9500.

Yours faithfully,

Paula Pianta

Senior Property Manager

RENTAL MARKET VALUE DISCLAIMER

In requesting the MARKET VALUE of rental value, I/We understand that :-

1. The MARKET VALUE given is an opinion only of the Rental value of the property as at the date the market value is made and is valid for 30 days.
2. The appraisal of Rental value is not a sworn valuation nor can it be relied on as such.
3. The appraisal of rental value is merely an indication of market value, whereas real market value can only be determined by the amount a willing tenant is actually prepared to pay rent for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the appraisal of value cannot be guaranteed.
5. Imponderable and variable facts and matters which affect the accuracy of the appraisal of rental value given include but are not limited to the following:-
 - a) changes in zoning and planning classifications
 - b) changes in Government policy and legislation
 - c) general state of the economy
 - d) local market fluctuations
 - e) amount of exposure of the property by advertising and inspection
 - f) changes to the amenities in the area
 - g) changes to the property itself of neighbouring properties
6. The Rental appraisal will be prepared solely for the information of the above named and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.