

28th March 2023

Dear Karen & Darryl,

Re: 1107/18 Mt Alexander Road, Travancore, VIC, 3032

Thank you for the opportunity to appraise your property.

In arriving at our estimate, we take several factors into consideration;

- Similar comparable property rentals in the local area
- Current rental market conditions-fluctuating in accordance with supply and demand

After considering each of these factors, it would be reasonable to anticipate a rental return of **\$450 per week** if leased in the current market.

As you will appreciate offering estimates of market appraisals to our clients and prospective client's is one of the most important tasks we face. It is a recommendation of our company's indemnity insurance to state that this opinion of value has been prepared solely for the information of the party to whom it is addressed and for no other purpose. Although every care has been used in compiling the foregoing information, no responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this opinion.

Should you have any further queries or require more information regarding the letting of the property please do not hesitate to contact me at any time.

Yours sincerely,

Kind Regards



Phoebe Haig
PAGAN REAL ESTATE
Property Manager