

Friday 19th August 2022

To Whom It May Concern,

RE : **OPINION OF MARKET WORTH (RENTAL)**
PROPERTY: **205a / 414 Gardeners Rd, Rosebery NSW 2018**
205b / 414 Gardeners Rd, Rosebery NSW 2018

We wish to advise that the above mentioned property each are worth approximately \$1,000 - 1,200 per month on circumstances at the time of letting.

205A Size: 26 Sqm with A/C and fresh painted
205B Size :26 Sqm with the new carpet, A/C

Both with the common facility to use and own kitchenette

By requesting and accepting this opinion of market worth the addressee warrants that they understand this opinion is given subject to the following conditions;

- 1 This opinion is an opinion only of the probable rent that could be obtained for the subject property as at the above date.
- 2 This opinion is not a sworn valuation nor can it be relied upon as such.
- 3 This opinion of market worth 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 to rent the property.
- 4 The accuracy of any information obtained from any third party and used in the preparation of this opinion of market worth cannot be guaranteed.
- 5 Imponderable and variable facts and matters which can affect the accuracy of this opinion of market worth include, but are not limited to, the following ;
 - (a) Interest rates ;
 - (b) Changes in zoning and planning classifications ;
 - (c) Changes in Government policy and legislation ;
 - (d) General state of the economy ;
 - (e) Local market fluctuations ;
 - (f) Amount of exposure of the property by advertising and inspection ;
 - (g) Adverse conditions on the day of inspection by a prospective tenant, e.g. Weather;
 - (h) Changes to the amenities of the area ;

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- (i) Changes to the property itself or neighboring properties ;
- (j) Internal condition of the property.

- 6 This opinion has been prepared solely for the information of the above-named and no responsibility is accepted should this opinion or any part thereof be incorrect or incomplete in any way.
- 7 The addressee further warrants that by requesting and accepting this opinion that they will not rely on this opinion of market worth to alter their financial position nor to incur any financial obligation.

Should you wish to proceed with marketing your property please contact me as soon as possible on 02 8065 7745.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Kobe Zhang", written over a faint dotted line.

Kobe Zhang
Property Manager
M: 0432 528 088
E: info@colemon.com.au