

Rental Assessment

Address: 4207/Building 4, 42-44 Pemberton Street,
Botany NSW 2019

Prepared For: Defence Housing Australia
26 Brisbane Avenue
BARTON ACT 2600

UPRN: 4026782

Purpose: Annual Rental Review

Instructions: We have been instructed by Defence Housing Australia to assess the market rent applicable for the real estate described herein, on a vacant possession basis, as at 31 December 2021.

Brief Description: The property comprises a circa 2015 2 bedroom, 2 bathroom apartment located on the second floor of a six storey complex with a northerly aspect. Internally the apartment is in a good condition and features a modern fitout. Tandem car space within secure basement area. Large ground floor courtyard area and planter boxes.

Assessed as at: 31 December 2021

Rental Assessment: I certify that on 27 August, 2021 I assessed the subject property as described in this document and consider that an achievable Market Rental for the property, as at 31 December 2021 would be in the order of:

\$620/week

(Six Hundred and Twenty Dollars per week)

Assessment Prepared By:



Edward Hart

AAP1 Certified Practising Valuer

API Member: 64452

Jones Lang LaSalle Advisory Services Pty Ltd

Limitation: This rental assessment is for the use only of the party to whom it is addressed, and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Rental Assessment. This Market Rental assessment is current as at 31 December 2021 only. The assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in assessed market rent.

Limited Liability: Liability limited by a scheme approved under Professional Standards Legislation.



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Rental Evidence

Address	Rental	Start Date
2207/53 Wilson Street, Botany NSW 2019	\$570	23/08/2021
Circa 2017 built strata title unit situated within a mid rise complex of rendered/brick construction, providing 2 bedrooms, 1 bathrooms and two car spaces. Featuring bedrooms with built in robes, kitchen with stone benchtops, tiles and carpet to the floors, study nook and a balcony. Located on a quiet street. In Comparison to Subject: Comparable location and accommodation. Inferior bathrooms. Appears to have inferior aspect/outlook. Considered inferior overall.		
2522/43 Wilson Street, Botany NSW 2019	\$625	15/08/2021
Circa 2014 built strata title unit situated within a mid rise complex of rendered brick/concrete construction, providing 2 bedrooms, 2 bathrooms and two car spaces. Featuring a split level lay out, bedrooms with built in robes, kitchen with stone benchtops and a balcony. Located on a quiet street. In Comparison to Subject: Comparable accommodation, age and location. Appears to have a slightly superior presentation. Considered superior overall.		
45/15-19 Edgehill Avenue, Botany NSW 2019	\$650	16/06/2021
Circa 2018 built strata title unit situated within a mid rise complex of rendered brick construction, providing 2 bedrooms, 2 bathrooms and a double garage. Featuring carpeted living areas, stone kitchen bench tops, terrace, internal laundry, study, well presented. Located on a quiet street. In Comparison to Subject: Comparable in bedroom, bathroom and car accommodation. Superior in age complex. Overall superior.		
1507/43-45 Wilson Street, Botany NSW 2019	\$650	11/08/2021
Circa 2014 built strata title unit situated within a mid rise complex of rendered brick/concrete construction, providing 2 bedrooms, 2 bathrooms and one car space. Featuring a split level lay out, bedrooms with built in robes, kitchen with stone benchtops and a balcony with open views. Located on a quiet street. In Comparison to Subject: Comparable accommodation, age and location. Appears to have a slightly superior presentation and superior aspect. Considered superior overall.		
16/1364 Botany Road, Botany NSW 2019	\$725	31/08/2021
Circa 2021 built strata title unit situated within a low rise complex of rendered brick/brick construction, providing 2 bedrooms, 2 bathrooms and a double garage. Featuring floating timber flooring to the living areas, stone kitchen bench tops, ducted air-conditioning and a large private rooftop terrace with open views. Located on a main road. In Comparison to Subject: Superior improvements, position and views. Comparable bedrooms, bathrooms and garaging. Inferior busier location. Considered overall superior.		