

Rental Assessment

Address: 6/121 Streeton Drive,
Stirling ACT 2611

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

UPRN: 2602224

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 2019.

Brief Description: The subject provides for a c.2001 built strata townhouse. Accommodation comprises three bedrooms, two bathrooms, entry foyer, living, study/4th bedroom, laundry. Car accommodation is provided by a double Lock up garage. Features ducted heating, evaporative cooling, pergola. Interior of the subject property in good condition, set in well established common grounds.

Assessed as at: 31 December 2019

Rental Assessment: I certify that on 31 October, 2019 I assessed the subject property as described in this document and consider that an achievable Market Rental for the property, as at 31 December 2019 would be in the order of:

\$585/week
(Five Hundred and Eighty Five Dollars per week)

Assessment Prepared By:



Tigran Amiyants
AAPI Certified Practising Valuer
API Member: 69832
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 2019 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.



Rental Assessment

Rental Evidence

Address	Rental	Start Date
8/8 Glenmaggie Street, Duffy ACT 2611	\$520	15/08/2019
<p>The subject a c.1993 built strata townhouse. Accommodation comprises three bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Cooling is provided by ducted evaporative conditioning and heating is gas. Features pergola, paved courtyard. Car accommodation is provided by a single Lock up garage. Interior of the subject property in good condition, totally renovated, set in well established common grounds.</p> <p>In Comparison to Subject: Comparable location, accommodation and improvements. Inferior car accommodation and living area. Overall inferior.</p>		
2/4b Marmion Place, Stirling ACT 2611	\$570	21/08/2019
<p>The subject a c.2006 built strata townhouse. Accommodation comprises three bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Cooling is provided by ducted evaporative conditioning and heating is gas. Features pergola and rear courtyard. Car accommodation is provided by a double Lock up garage. Interior of the subject property in good condition, set in well established common grounds.</p> <p>In Comparison to Subject: Comparable location and accommodation. Superior improvements. Inferior living area. Overall inferior.</p>		
161 Streeton Drive, Stirling ACT 2611	\$580	16/08/2019
<p>The property comprises a conventional, Circa 1970 well appointed dwelling constructed of brick Veneer walls, concrete tile roof with a timber floor.</p> <p>Accommodation comprises three bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Outdoor areas include a front porch and rear pergola. Cooling is provided by ducted evaporative conditioning , RCAC unit and heating is gas. Car accommodation is provided by a double lock up garage. Interior of the subject property in good condition, totally renovated, set in basic established grounds.</p> <p>In Comparison to Subject: Comparable location, accommodation and improvements. Superior lot size. Inferior appearance. Overall slightly inferior.</p>		
2/30 Jemalong Street, Duffy ACT 2611	\$580	27/06/2019
<p>The subject a c.2005 built strata townhouse. Accommodation comprises three bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Cooling is provided by ducted heating and RCAC units in bedroom. Features powder room, front and rear courtyards, powder room. Car accommodation is provided by a double Lock up garage. Interior of the subject property in good condition, set in well established common grounds.</p> <p>In Comparison to Subject: Superior location. Comparable accommodation and improvements. Inferior living area. Overall slightly inferior.</p>		
50/121 Streeton Drive, Stirling ACT 2611	\$640	05/07/2019
<p>The subject a c.2001 built strata townhouse. Accommodation comprises four bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Cooling is provided by ducted evaporative conditioning and heating is gas and slow combustion heater. Features pergola and front and rear courtyards. Car accommodation is provided by a double Lock up garage. Interior of the subject property in good condition, set in well established common grounds.</p> <p>In Comparison to Subject: Comparable location, improvements and living area. Superior bedroom accommodation. Overall superior.</p>		
16 Burrendong Street, Duffy ACT 2611	\$640	11/09/2019
<p>The property comprises a conventional, Circa 1972 dwelling constructed of brick Veneer walls, concrete tile roof with a concrete slab floor.</p> <p>Accommodation comprises four bedrooms, two bathrooms, entry foyer, Lounge/dining, family room, kitchen, hallway and laundry. Outdoor areas include a front porch and rear pergola. Cooling is provided by RCAC unit and heating is ducted gas. Car accommodation is provided by a double lockup garage.</p> <p>Interior of the subject property in good condition, set in well established grounds.</p> <p>In Comparison to Subject: Comparable location and improvements. Superior accommodation and lot size. Overall superior.</p>		