

19/06/2024

To whom it may concern;

RENTAL APPRAISAL - 12 Vetara Street, Berwick

I would like to take this opportunity to thank-you for the chance to provide you with a rental appraisal for the above property.

Ray White Berwick has established an impeccable reputation in residential & commercial real estate not only for our professionalism and attention to details, but also for our understanding of our client's requirements, legislation & compliance.

When appraising a property, we take into consideration the following:

- Comparable properties in the vicinity
- Features and benefits of the property (design, style, accommodation and facilities)
- Condition, age and presentation of the property
- Location of the property (views, parks, proximity to shops, transport, infrastructure, employment & schools)
- Current state of the rental market (i.e. vacancy rates, supply and demand)

The area has proven to be popular with renters, because of its wide range of amenities.

I reviewed the home; and feel that with this home offered on a twelve-month lease you could expect to achieve a weekly rental in the vicinity of **\$480 - \$520 per week** in today's market.

Once again thank-you for this opportunity and I look forward to hearing from you soon.

Regards,

Jim Byrne
Director of Rentals
0411837355 jim.byrne@raywhite.com

"This Appraisal 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 contents of this opinion. We stress that it is only an opinion and not to be taken as a valuation

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