



Monday 18th March 2024

Potential Buyer of
39 Alawoona Street
Redbank Plains

Dear Potential Buyers

RE: Rental Valuation – 39 Alawoona Street

Thank you for the opportunity to provide a rental valuation for the property situated at 39 Alawoona Street

We have conducted market research and compared this property to similar other properties in the local area to determine the possible achievable weekly rental if we were to advertise for a tenant today. Comparable rental properties within the immediate area (within 500mtrs) are:

11 YARROW STREET, REDBANK PLAINS	\$575 per week Rented March 2024
20 COTTON CRESCENT, REDBANK PLAINS	\$650 per week Rented Feb 2024
47 FLINDERS SREET, REDBANK PLAINS	\$600 per week Rented Dec 2023
235 REDBANK PLAINS ROAD, REDBANK	\$550 per week rented Dec 2023
2 STATHAM COURT, REDBANK PLAINS	\$595 per week rented March 2024

We believe this property could conservatively achieve a **weekly rent of \$585 – \$605 per week** in the current market.

Should you have any further queries about this valuation, or would like to enquire further about our services, please feel free to contact us.

Kind Regards,

A handwritten signature in black ink, appearing to read "Jamanda McCombes".

Jamanda McCombes
Head of Property Management

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