

RENTAL ASSESSMENT



19 & 19a Phillipps Street,
Somerton Park SA 5044

Estimated Weekly Rental:
\$1,200-\$1,300 Per Week

In preparing this rental assessment, we have taken into consideration the property's features, size and location. Please note that this is subject to change as the appraisal has been conducted unseen.

Please contact us on 8386 1555 to discuss how we can assist you, or to obtain a free rental assessment on any other prospective purchase.



We're property
management
specialists, trusted
to look after our
clients' most
valuable assets

Searching for an investment property?

Let our experienced team assist you by
providing helpful information on;

- Unbiased accurate rental appraisals on any potential purchase
- PriceFinder property reports with valuation estimates and data on comparative settled sales (used by licensed valuers)
- Simple tips and ideas on improvements to maximise rental returns
- Bank appraisal letters
- Finding the best tenant. Fast.

For more information, please contact:

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Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.