



July 2024

To Whom it May Concern:

OPINION OF ESTIMATED RENTAL RETURN – 141 Wanda Road, Upper Mount Gravatt QLD 4122

We were asked to give you an opinion of rental return for a property at **141 Wanda Road, Upper Mount Gravatt QLD 4122.**

Taking into account that the property contains the following:

- **3 Bedrooms**
- Air-conditioning on Living
- Ceiling Fans throughout
- Built-in Robes
- Separate Laundry
- Undercover Side Patio
- Situated on a 622 sqm land

I anticipate a rental return within the range of \$590 to \$630 per week.

***Please note that the anticipated rent is based on the current market at the time this appraisal was made.**

A handwritten signature in black ink, appearing to read "Bibian Bolante".

Bibian Bolante
Business Development Manager

DISCLAIMER

This estimate is based on similar properties that we are presently renting throughout the suburbs. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

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