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 1995 regulation 16C

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 that –

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.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale of purchase, unless it is*

- A benefit that has been disclosed in a sales agency agreement
- A benefit that you provide the agent
- A benefit received by the vendor or purchaser
- A benefit related to a service for which you have not or will not be charged
- A benefit of which the agent remains unaware

*Refer to section 24C of the Land and Business (Sale and Conveyancing) Act 1994

Thursday 24th of September 2026

Dear Sir/Madam,

Re: 50 Anthony Street, Modbury North

Thank you for the opportunity to provide you with a rental appraisal for the above property.

After evaluating comparable properties currently on the market for rent as well as similar properties that have recently leased on the surrounding area, it is our opinion that this property could achieve a weekly rental amount between $570 - $590 per week.

The final rental figure would be dependent on:

- Time of release to the rental market
- Presentation of the property
- Current market conditions
- Negotiation of terms with suitable clients

If you have any further queries, please do not hesitate to contact me at any time.

Yours sincerely,

Grace Popplestone
Property Manager



0403 349 726
gracep@foxrealestate.com.au

Disclaimer - Please note: This opinion of rental market worth has been prepared solely for the information of the client and not for any third party. 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 rental appraisal.