



31st January 2025

Dear Investor,

Rental Appraisal – 102/4 Myola Street, Browns Plains

Thank you for the opportunity to provide you a rental appraisal. When evaluating the rent worth of an investment property, we consider multiple factors which we take into account the similar properties that have been recently rented or are currently available for lease in the market, as well as the current levels of supply and demand in the area, vacancy rates, interest rates, CPI increases, and the property's style, age, and features.

While we believe in the importance of an accurate appraisal for investors to plan their budget, we still offer a range of prices when evaluating investment properties. Variables like seasonality and market dynamics will influence rental property prices and should be considered during investment evaluation. We strive to maximize returns for our clients by minimizing vacancy periods, as long periods of emptiness can significantly impact annual returns. Consistent feedback on inquiry levels and viewing comments will help you make informed decisions and maximize your property's returns.

We are pleased to inform you that the current rental appraisal is **\$550 per week**. This amount may change depending on factors like the supply and demand for tenants and the number of properties on the market.

Please feel free to reach out if you would like to discuss more regarding this appraisal.

Sarah Heke

Business Development Manager

DISCLAIMER

This estimate is based on similar properties that we are presently renting throughout the suburb. 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.

Stone Real Estate Logan

6 Belbora Road, Shailer Park, QLD 4128

(07) 3387 2222 | logan@stonerealestate.com.au

stonerealestate.com.au/stone-logan