



Wednesday 13th March 2024
Potential Buyer of
143 Middle Road
Hillcrest

Dear Potential Buyers

RE: Rental Valuation – 143 Middle Road Hillcrest.

Thank you for the opportunity to provide a rental valuation for the property situated at 143 Middle Road Hillcrest.

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:

15 BUSHMILLS COURT, HILLCREST	\$530 per week Rented Feb 2024
5 PINE STREET, HILLCREST	\$550 per week Rented Feb 2024
6 PINE STREET, HILLCREST	\$550 per week Rented Feb 2024
22 RENFREW STREET, HILLCREST	\$520 per week rented Jan 2024
11 PONDEROSA STREET, HILLCREST	\$580 per week rented Dec 2023

We believe this property could conservatively achieve a **weekly rent of \$525 – \$550 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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