Rental Appraisal Certificate

To Whom it May Concern

Property Address: 12 Emerton Road, NORTH ROTHBURY NSW 2335

Valley Estate Agents has carried out a rental appraisal for the above property following a review of current market conditions, recent leasing activity and ongoing tenant demand throughout the local area.

Rental performance is shaped by far more than just comparable figures. When assessing a property's position within the market, we look at how the home presents as a complete offering including its layout, liveability, presentation, location and the type of lifestyle it offers to prospective tenants.
We also consider:

- Recent leasing results for comparable homes
- Current rental competition within the area
- Tenant enquiry levels and vacancy trends
- Overall presentation, functionality and maintenance appeal
- Accessibility, surrounding amenities and broader area growth
- The type of properties tenants are currently responding strongly to within the market
- Our direct experience leasing and managing homes throughout the Hunter Region

Residence 1/12: 4 bed | 2 bath | 2 car
Currently leased at $650.00 per week with the existing agreement in place until May 2027.
Based on the current market condition, the estimated weekly rent achievable for this property would be in the range of $650.00 - $680.00.

Residence 2/12: 2 bed | 1 bath | 0 car
Currently leased at $420.00 per week, with a rental increase to $450.00 per week taking effect from 8th October. The existing agreement is in place until September 2026.

In the current market, homes that feel well considered, easy to maintain and genuinely comfortable to live in are continuing to attract strong tenant attention. Properties that combine functionality with location and overall presentation are consistently seeing solid enquiry and leasing activity across the region.

As the rental market continues to evolve, tenant expectations are becoming increasingly quality driven, particularly within growing lifestyle areas throughout the Hunter. Well positioned homes that present strongly continue to perform well and remain highly sought after.
We trust this information is of assistance. Should you require any further guidance surrounding the local rental market, investment positioning or our Property Management services, please feel welcome to contact our team.



Sophie Abela
Director & Licensed Real Estate Agent
(02) 4934 1901

DISCLAIMER: This appraisal 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 valuation as we are not registered valuers. The rental figure may need to be adjusted at the time of advertising for new tenants depending on the market at the time.