



MAY 2026  
2/265 Cavendish Road,  
COORPAROO QLD 4151

Dear Potential Buyers,,

When evaluating the rent worth of investment properties, 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 possible rental amount for **3 Bedrooms, 2 Bathrooms, and 2 Garage in Coorparoo is approximately \$860 to \$900 weekly**, 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 want to talk more about renting out your property.

Kind regards,

*Bibian Bolante*

Bibian Bolante  
Business Development Manager  
Position One Property  
Est. 2001

