



Tuesday 8 August 2023

RENTAL APPRAISAL

4/130 Queen Street, Richmond



Thank you, for the opportunity to appraise this property.

Based on the current rental market activity in the area, the properties current specifications, and the available statistical data we are pleased to provide the following.

This home is a compact 1-bedroom home with own access and double garaging. The property boasts light and sun and has a lovely low maintenance outdoor area. There is new carpet throughout. Walking distance to shops, schools and the Richmond CBD.

The home would need extraction in the kitchen area to be Healthy Homes Compliant and this can be done by way of fan in either the window or above the window area, or the oven could be moved slightly over to the blank wall space to have a rangehood installed. The bathroom fan does not seem to be working and this would also need to be tested.

There is currently only one, one-bedroom property available for rent in Richmond priced at \$510 per week that is modern and new and includes water and Wi-Fi. Tenancy Services website is showing an upper quartile of \$420 per week based on bonds lodged in the last 12 months.

Given the above information and my professional view and basing this appraisal around the property being Healthy Homes Compliant, we would recommend a rental rate of between \$350 and \$370 per week.

We would be delighted to be appointed property managers for your home and are confident that we can exceed your expectations in putting this home in our care.

If you would like to discuss this further or have any questions at all, please do not hesitate to contact us.

Kind Regards
Vicki Dunstan and Suzie Dixon

Disclaimer: Due to the volatility of the current rental market, please note that this appraisal is an estimate of the current proposed weekly rent and only valid for two months from the date of this appraisal. Dunstan Property Management accepts no liability should this appraisal be used for any other purpose than that requested. At the time of this appraisal, we are of the understanding that the above property and all areas encompassing the named property are deemed lawful and habitable and comply with the current Healthy Homes Standards under the Residential Tenancies Act 1986.