

Friday, 31 October 2025

To Whom It May Concern,

**Re: 38 Gumbowie Avenue, Clifton Springs**

Thank you for inviting Bellarine Property to provide a rental appraisal.

After careful review and consideration of the current market conditions, we believe we can achieve a weekly rental amount of between:

**\$480.00 - \$500.00 per week.**

Our educated valuation is based on comparable rental returns and properties in the area over the last 6 months.

If you require any further information, please contact me on 0467 693 465 to discuss your requirements in more detail. Appraisal is valid for 4 weeks.

Regards,



Brittany Trewin  
Head of Property Management Department  
0467 693 465

*This opinion has been prepared solely for the information of the client for the purpose of considering the rental of the property, and not for any other third party.*