

RENTAL MARKET APPRAISAL

2/3 Matlock Street, Herne Hill Vic 3218

Prepared on 18th February, 2022

Dear Investor,


Thank you for the opportunity to provide a rental market evaluation for the above mentioned property.

In assessing the property based on the information provided, we have considered a range of factors including comparable listed and leased properties in the area, property size, finishes, features and the current strength of the market within the last 90 days which is primarily affected by fluctuations in supply and demand.

This evaluation has provided an estimate of the current rental market and in the properties' current condition, we are confident that your investment property will achieve a rental range of **\$315.00 per week**.

I look forward to further discussions, providing additional information about the market, investor insights and preparing a tailored marketing strategy to achieve the best results for your investment property.

Kind regards,



Sophie Anapliotis
Licensed Estate Agent
Director - Property Management
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The Rental Analysis is based on 2 bedroom comparable rentals listed and leased in the last 90 days. This review is valid for 30 days from the preparation date.