



Oak Property Group Pty Ltd

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RE: 13 Grampian Road, South Maclean Q 4280

To Whom It May Concern,

Thanks for reaching out regarding a current rental appraisal for the above-mentioned property. The current market rent would be between.

\$795 - \$825 per week

It is important for you as a property investor to understand that rent fluctuates during the year and are predominately determined by the market, ie, the tenants.

When appraising the property for the market rent, we take into consideration the following.

- Comparison with similar properties at the date of the market appraisal
- Features of benefits of the property (ie, number of bedrooms/living areas, ensuite, fenced yard, parking, views, proximity to shop, décor, accessibility, modern features including dishwasher, air conditioners, etc)
- Condition and presentation of the property
- Overall condition of the rental market (ie, vacancy rates, supply & demand)

We have attached our management guide and look forward to finding you a suitable tenant for your property.

*****Special management rate of 6.5% + GST for Crafted Property Sales*****

If you have any questions, please do not hesitate to contact me by phone or email.

Yours sincerely

Oak Property Group Pty Ltd

Nathan Devlin

Licensed Real Estate Agent

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