



**first
national**
REAL ESTATE

Address
52 Mitchell Street
Bendigo
VIC 3550

Contact
P 03 5440 9500
F 03 5443 6742
E tweedsut@tsfn.com.au
W www.tsfn.com.au

Tweed Sutherland

8th April 2020

To whom it may concern

RENTAL APPRAISAL

RE: 402 Napier Street WHITE HILLS VIC 3550

This letter is to advise that in my opinion as an experienced property manager, we would expect in today's rental market the above mentioned property to achieve an approximate weekly rental of \$320.00.

This property was appraised for rent on 08/04/2020

We invite any potential purchasers to discuss the current market and an updated weekly rental figure upon your request.

Should you require any further information please do not hesitate to contact me on (03) 5440 9500.

Yours faithfully,



Casey Wynne
PROPERTY MANAGER

RENTAL MARKET VALUE DISCLAIMER

In requesting the MARKET VALUE of rental value, I/We understand that :-

1. The MARKET VALUE given is an opinion only of the Rental value of the property as at the date the market value is made and is valid for 30 days.
2. The appraisal of Rental value is not a sworn valuation nor can it be relied on as such.
3. The appraisal of rental value is merely an indication of market value, whereas real market value can only be determined by the amount a willing tenant is actually prepared to pay rent for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the appraisal of value cannot be guaranteed.
5. Imponderable and variable facts and matters which affect the accuracy of the appraisal of rental value given include but are not limited to the following:-
 - a) changes in zoning and planning classifications
 - b) changes in Government policy and legislation
 - c) general state of the economy
 - d) local market fluctuations
 - e) amount of exposure of the property by advertising and inspection
 - f) changes to the amenities in the area
 - g) changes to the property itself of neighbouring properties
6. The Rental appraisal will be prepared solely for the information of the above named and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.