Ray White.

11 December 2020

To Whom It May Concern

Rental Appraisal for 28 Charles Dickens Drive, Mellons Bay

This is a current rental appraisal for the 4 bedrooms property at 28 Charles Dickens Drive, Mellons Bay

- 4 bedrooms, 2 bathrooms, 1 living room with double carport.
- Located very close to schools, shops and transportation.

It is my considered opinion taking into account, the location, condition and comparable rentals and adjusting for any differences, the property would rent for approximately $ 720 - $ 740 per week.

Please note rents do vary from month to month depending on supply and demand. It is important to note that this is our "considered opinion" only as to prospective rental value. Whilst all care has been taken in preparing this appraisal, we are not registered valuers and Ray White Real Estate MREINZ, its directors, employees, et al, cannot accept any responsibility on any grounds, including (but not limited to) liability in negligence.

The maximum monetary return for properties within a valuable investment portfolio requires careful management of that property and keeping property owners fully informed of changing trends.
I will be pleased to meet with you personally at any time to discuss any aspects of your property portfolio.

For further assistance please do not hesitate to call me.

Yours faithfully

Cathy Huang

Cathy Huang
Property Manager
M: 021 883 600
Email: cathy.huang@raywhite.com

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