



Date: 08/11/2018

**DEAR VALUED CLIENT,**

Thank you for the opportunity to complete a market appraisal to determine the achievable rent for your property at **27 Sunflower Crescent, Calamvale QLD 4116.**

**Estimated Market Appraisal:**

3 beds townhouse : \$450 - \$470p.w.

4 beds townhouse : \$500 - \$550p.w.

While all due care is taken when assessing rental values, it must be noted that the above appraisal is an estimate only. We take into account many factors that will assist in leasing your property promptly. These factors include: comparison to similar properties, current vacancy rate, market trend and demand in the area.

Our experienced team knows our marketplace and always strives to achieve maximum return on your investment. We would be happy to manage your investment with your individual needs in mind.

Should you require any further information, please email to: [simon@remax.com.au](mailto:simon@remax.com.au) or call 0433 221 723.

Yours sincerely,

Simon Au  
Co-Director

Disclaimer: This market appraisal has been prepared solely for the information of the client. Although every care has been taken in arriving at the figure, it is stressed that it is an opinion only and not to be taken as a sworn appraisal.