

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**25A Alpers Ave,
Epsom**

Prepared for:

George Fong

Prepared on:

09 Jun 2021

Bedrooms:**4**

Bathroom:**3**

Description:

This much loved family home in the heart of Epsom double GZ just a short walk to excellent Newmarket Primary School, ANI, EGGS & AGS + Newmarket Westfield & Broadway. Simply impressive, this residence is in a small block of 5 set behind security gates. You will love the spacious light filled interior, the sumptuous polished wooden flooring & modern kitchen equipped with gas. The master also has ensuite, walk'n robe & office + there's brms downstairs too. Whatsmore, 5 heat pumps, underfloor heating + HRV will keep your family cozy.

Floorplan:**m²**

Exterior:**m²**

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to ensure the best returns for your investment property.

I look forward to discussing this appraisal with you.

\$1000 - \$1100weekly

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

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