

Rental appraisal

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

Property:

**23C Alpers Ave,
Epsom**

Prepared for:

George Fong

Prepared on:

21 Oct 2021

Bedrooms:**3**

Bathroom:**3**

Description:

Set back from the road, in a small block of only 4, the location is simply hard to beat- just a short walk to excellent Newmarket Primary School, ANI, EGGS & AGS. You will love the spacious light filled interior, the modern chefs kitchen + the master brm opens to decking + has an ensuite & walk in robe. There's also a brm downstairs with a second ensuite - just perfect for the in law. What's more, the study is super sized & there's 2 heat pumps. The living flows to yet another decked area - the perfect space to relax & entertain. This is essential viewing if a location lover looking for a fantastic lifestyle, only a short distance to Newmarket Westfield.

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.

\$950 - \$1050 weekly

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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