

# Rental appraisal

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

Property:

**24 Orakau Ave,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**05 Apr 2022**

Bedrooms:**3**

Bathroom:**1**

Description:

This superb central Epsom location is in excellent - Royal Oak Primary, ANI + double grammar AGS & EGGGS zones & close to private schools, cafes & restaurants. This home with wonderful character features offers 3brm + lounge + lock up garaging & carport too.

Currently the property does not meet the Healthy Homes Standards but if the property was fully renovated the property it could achieve a rental in the vicinity of,

Floorplan:**m<sup>2</sup>**

Exterior:**m<sup>2</sup>**

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 below.

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.

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**\$720 - \$750 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.



**Juan Xin**

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