

Rental appraisal

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

Property:

**9 Almorah Road,
Epsom**

Prepared for:

George Fong

Prepared on:

12 Apr 2023

Bedrooms : **4**

Floorplan : **m²**

Bathroom : **3**

Exterior : **m²**

Description:

A fantastic family home on a full site in this highly coveted GZ location. The flexible floor plan provides multiple living spaces + the downstairs living is the ideal space for guest or teen accommodation. If you love entertaining you will appreciate having such a large covered balcony + there's a swimming pool too!. What's more, this super solid home with a large basement has also been carefully updated. CCTV, central heating & HRV ventilation systems yet still retains it's character features; solid wooden flooring & high stud ceilings. Location lovers will realise it really doesn't get much better: a hop, skip, jumps to elite schools: AGS, EGGS, NEWMARKET PRIMARY & ANI zones + close to private schools & Westfield.

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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\$1500 - 1600 weekly

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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