

# Rental appraisal

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

Property:  
**2/121 The Drive,  
Epsom**

Prepared for:  
**George Fong**

Prepared on:  
**07 Jul 2023**

Bedrooms : **5**

Floorplan :

Bathroom : **4**

Exterior :

Description:

This fantastic family home in this quiet setback from the road position on your own 560m<sup>2</sup> site! This modern home is light-filled & is designed with comfort in mind with multiple living, master with a walk-in robe + there's second walk-in robe + 4 ensuites!. Also on offer is a stunning chef's kitchen as well as a butler's kitchen- all complete with quality appliances. Other extras you will appreciate having are a gas fire & underfloor heating + there's a central vacuum & CCTV system installed. In addition to having extra generous brm space, the floor plan also provides large decking just perfect for entertainment.

In walking distance to all elite schools including: ENPS, ANI, AGS & EGGS plus also close to St Cuths, Dio and Newmarket too.

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.

If you need any further advice we look forward to being of assistance.

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## \$1400 - \$1500 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.



### Juan Xin

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