

# Rental appraisal

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

Property:  
**2/21 King Edward Avenue,  
Epsom**

Prepared for:  
**George Fong**

Prepared on:  
**10 Nov 2023**

Bedrooms : **4**

Floorplan :

Bathroom : **3**

Exterior :

Description:

This is a fantastic home if you are a location lover. Set back from the road in a quiet ROW position in a secure block of only 3 - this freestanding solid home was built when homes were built to last. You will love the gorgeous cedar & brick exterior & the very comfortable layout which offers a kitchen complete with gas cooking, a massive master brm with walk in robe & ensuite + the living flows to fully fenced grounds. In excellent ENPS, ANI, EGGS & AGS zones + close to private schools including St Cuths & Dio.

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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## \$1150 - \$1250 per week

**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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