

Rental appraisal

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

Property:
**2 Amaru Rd,
One Tree Hill**

Prepared for:
George Fong

Prepared on:
11 Nov 2024

Bedrooms : **6**

Floorplan :

Bathroom : **2**

Exterior :

Description:

This family home is in a quiet, very popular elevated position on 744m² full site (more or less), and is situated within easy distance to Cornwall Park.

There are 2 dwellings on the site. The front house has 4 bedrooms with wide urban views from the living, and a separate 2 bedroom self-contained dwelling at the rear with its own separate entrance & private grounds. Handy to ever popular Royal Oak Mall & eateries + an easy commute to the CBD & airport 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.

\$1350 - \$1400 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.



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