

Rental appraisal

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

Property:
**24 Ranfurly Rd,
Epsom**

Prepared for:
George Fong

Prepared on:
16 May 2025

Bedrooms : **3**

Floorplan :

Bathroom : **2**

Exterior :

Description:

This rental property is packed with great features and situated in a highly sought-after double grammar zone location. Here's your chance to experience comfortable and convenient living in one of the most desirable neighbourhoods. Step into this spacious abode offering 3 bedrooms and an office, providing ample room for everyone, with 2 bathrooms. Garage & extra storage space for your belongings included. As well as a garden shed for more storage. Situated within walking distance to an array of intermediate and high schools. Only a short distance from Newmarket, you'll be spoiled for choice when it comes to shopping, dining, and entertainment.

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.

\$800 - \$830 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.



Shelley Erceg

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Rental appraisal

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

Property:
**26 Ranfurly Rd,
Epsom**

Prepared for:
George Fong

Prepared on:
29 May 2025

Bedrooms : **3**

Floorplan :

Bathroom : **1**

Exterior :

Description:

Situated in a highly sought-after double grammar zone location in one of the most desirable neighbourhoods is this spacious home offering 3 bedrooms with 1 bathroom. Garage & extra storage space for your belongings included. As well as a garden shed. Situated within walking distance to an array of intermediate and high schools. Only a short distance from Newmarket, you'll be spoiled for choice when it comes to shopping, dining, and entertainment.

The most up-to date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

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If property was improved to be rented I estimate the rent to be \$780 - \$800

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