

14/11/2025

## APPRAISAL OF RENTAL VALUE FOR: 16 Flame Tree Court, Palmwoods

When assessing the rental value of a Property, we take into account factors that assist in leasing the Property promptly. This includes comparison of similar properties, current vacancies, and market trends. Obtaining a realistic rental value ensures that the Property is let as quickly as possible for a better financial return on investment.

A range of rental value is provided. The higher figure represents a rental which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a Tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame. If a Tenant is required urgently it may be better to consider starting at the lower figure appraised.

If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of the Property and market activity.

I anticipate that a rental of between **\$1,200.00 to \$1,300.00 per week** be achievable for this property. In the meantime, if I can answer any questions, please do not hesitate to contact me to discuss.

Yours sincerely,

## MCGRATH ESTATE AGENTS



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