



15/03/2023

RE: 34 Reardons Road, Cudgen

Thank you for the opportunity to provide an estimated rental capacity for the above-mentioned property.

The property is described as featuring:

- 4 bedrooms
- 2 bathrooms
- 2 Cars
- Close to local schools, shops, cafes & public transport

44 Home Property Management believes a fair market rent of approximately \$980 - \$1050 per week may be achievable for the property in the current rental market, based on rents that have been achieved in the surrounding areas recently for similar properties.

Please note, that this should not be considered a guaranteed rental capacity, but rather an estimation based on our expert opinion of today's rental market. Should you have any questions or if I can be of any further assistance, please don't hesitate to contact me.

***DISCLAIMER** This opinion of market worth has been prepared solely for the client's information and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.*

Yours Faithfully,

Lynell Dumont

Investment Advisor

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