

2<sup>nd</sup> July 2020

To whom it may concern

**Re: 23 Air Force Avenue Braybrook**

Based on current market trends, we estimate the above mentioned property to achieve a rental return of \$580 per week approximately.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market (tenants).

When appraising your property, we consider the following:

- Comparison with similar properties on the rental market
- Comparison with similar properties that have recently been leased
- Condition of your property
- Overall condition of the rental market (vacancy rates, supply & demand)

We pride ourselves on our professional service offered. We are extremely thorough with our process of tenant selection, and believe that all properties should be presented well to attract the right tenant.

Please feel free to contact me with any questions or queries.

Kind Regards,

Martin Artigas  
**Bells Real Estate Sunshine**  
**9300 9000**  
[martin@bellsrealestate.com.au](mailto:martin@bellsrealestate.com.au)