

15<sup>th</sup> July 2019

CLEARVIEW TERRACE,  
URBAN VILLAGE, PRECINCT C  
SEVEN HILLS, QLD 4170

Thank you for the opportunity to perform a rental market appraisal of the new Town Home development situated at:

### **CLEARVIEW TERRACE, URBAN VILLAGE, SEVEN HILLS**

To assess the rental value of a property, we need to consider the factors that assist in leasing the property promptly. This includes comparison of similar properties, current vacancies in and around the local area and the general market trends.

Obtaining a realistic rental value ensures that your property is leased fast. We have carried out our research for comparable two-bedroom, two-bathroom units/ Apartments. We do note that none of the available units on the market include the following package of pool, BBQ Area, gym and Sauna / steam room.

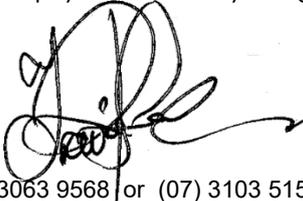
We have noted that currently Seven Hills does not have many Modern Styled, New apartments available to let which is a good thing for the investment property.

We estimate the property would achieve a rental income of approximately

<b>Type A</b>	<b>\$560 - \$625 pw</b>	<b>2-bedroom Tandem carpark</b>
<b>Type B</b>	<b>\$600 - \$680 pw</b>	<b>3-bedroom Tandem carpark</b>
<b>Type C</b>	<b>\$500 - \$550 pw</b>	<b>2-bedroom Single carpark</b>
<b>Type D</b>	<b>\$550 - \$600 pw</b>	<b>2-bedroom Single carpark</b>
<b>Type E</b>	<b>\$570 - \$615pw</b>	<b>2-bedroom Tandem carpark</b>
<b>Type F</b>	<b>\$515 - \$565 pw</b>	<b>2-bedroom Single carpark</b>

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve.

If we can help you with anything in the future, please feel free to contact us on (07) 3103 5151.



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