

24th March 2023

**RE: Rental Appraisal - 251 Marmion Street, Cottesloe**

Thank you for inviting Ray White Cottesloe | Mosman Park to provide a current rental market appraisal for the above. We have researched similar properties currently available for lease and also properties leased recently in the area.

In arriving at a price for the estimated rental income, there are factors such as rental value of similar properties, location, market conditions and competition to consider. All these conditions represent a guide only and ultimately it is the market that will determine the value of the property.

After careful consideration we believe a figure of approximately **\$1700 - \$1800 p/week** could be achieved.

**Please note that the property will be required to be compliant under the Residential Tenancies Act prior to being leased.**

We trust the above information is of assistance to you. If you require any further information, please don't hesitate to contact me by phone on (08) 6244 7885 or by email below.

Yours faithfully,

A handwritten signature in black ink that reads "S Hutchison". The signature is written in a cursive, slightly slanted style.

**Sandra Hutchison**

Business Development Manager

**0477 801 501**

**sandra\_hutchison@raywhite.com**