

19 June 2025

To whom this may concern,

RE: 1 Chad Court, Red Cliffs

We have inspected the above property to estimate the rental it would achieve in today's market

If the property was offered for rental, based on current rental market, we are of the opinion that the property would rent in the vicinity of \$430 - \$450 per week.

We must also point out that this letter is not to be construed as a valuation but rather, an opinion of the marketability of the property and whilst every care and consideration has been taken in arriving at the figure stated herein, no responsibility is taken for accuracy of same.

This opinion has been prepared solely for the information of the client and not for a third party. Although every care has been taken in arriving at the figure, we stress that this is an opinion and as we are not sworn valuers should not be taken as a sworn valuation. We shall not be responsible should the opinion or any part thereof be incorrect or incomplete in any way.

Please note that if the appraisal is approved and the property is to be listed for lease, advertising and commencement of the leasing campaign will be subject to an assessment to ensure the property meets the Victorian Residential Minimum Standards.

Yours faithfully,



Melissa Ersoy
Property Manager
COLLIE & TIERNEY PTY LTD\