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national**
REAL ESTATE

| Neilson Partners

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We put you first

8 July 2025

To Whom It May Concern
C/- 14 Murphy Street
CLYDE NORTH VIC 3978

Dear Prospective Purchaser,

RE: 14 Murphy Street, CLYDE NORTH VIC 3978

Upon reviewing the details of the property you intend to purchase, including list of inclusions, property location and in consideration of the current rental market, it is our considered opinion the above property could achieve a rental income in the vicinity of **\$610.00 - \$650.00** per week.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours faithfully,
First National Neilson Partners

C. Besecke

Caitlin Besecke
Business Development Manager
0413 655 569

Disclaimer

This appraisal is prepared solely for the information of the client 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. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

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