

—AREASPECIALIST—

ROOP GILL



19 Hammersmith Way, Cranbourne East

Rental Return: \$3259 - \$3389 Per Month

Roop Gill

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DISCLAIMER

Our company's professional indemnity insurer recommends that we state the following standard information in all Rental Appraisals: - 1. This opinion is an opinion only of the worth of the property as at the date the opinion is given. 2. The opinion of rental worth is not a sworn valuation, nor can it be relied on as such. 3. The accuracy of any information obtained from a third party and used in preparation of the opinion of rental worth cannot be guaranteed. 4. Imponderable and variable facts and matters which can affect the accuracy of the opinion of rental worth given include but are not limited to the following: (a) interest rates; (b) changes in zoning and planning classifications; (c) changes in Government policy and legislation; (d) general state of the economy; (e) local market fluctuations; (f) amount of exposure to the property by advertising and inspection; (g) changes to the amenities in the area; (h) changes to the property itself or neighboring properties. (1) The opinion is prepared solely for the information of the recipient(s) and no responsibility is accepted should the opinion or any part thereof be incorrect or incomplete in any way. (2) In light of the foregoing, the recipient(s) should not rely on the opinion of rental worth to alter their financial position or to incur any financial obligations.