



Elders Rural Services Australia Limited
38 Oxley Street
North Ward QLD 4810

p | 07 47 585555
e | kerin.bonaventura@elders.com.au

24/11/2025

To whom it may concern

APPRAISAL OF RENTAL VALUE –6 Baker Street, Hermit Park 4812

Thank you for the opportunity to appraise your property for its rental value.

When assessing the rental value of a property, we consider factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, and market trends.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between \$480 to \$520 per week unfurnished house in the current market is achievable.

It may depend on your personal situation as to the rent asked. If you require a tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback tenants' inspection provide. We will keep you informed.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for lessors although this depends on many factors such as the condition of the property and the market activity.

Our team would be delighted to manage your investment with your individual needs in mind. I will be in contact in the near future however, if you have any questions, please contact me on 47585555 or kerin.bonaventura@elders.com.au

Kind regards,

Kerin Bonaventura
Business Development Manager
Elders/Smith and Elliott Real Estate