

GAIL MILLER

2 November 2022

Via email

RENTAL APPRAISAL 132 DUFFIELD ROAD, KALLANGUR Q 4503

As requested, I have inspected location and reviewed floor plans in order to carry out the rental appraisals.

Property Description: Contemporary & brand new 3 bedroom townhouse including single lock up garage and storage shed, featuring quality finishes and thoughtful layouts with both balcony and courtyard entertaining areas. Small complex of only 10 and located minutes drive from a variety of primary and secondary schools, 5 mins drive to Westfield North Lakes, 900 metres to Woolworths. Family friendly parks and multiple public transport options.

Please find attached a list of properties from which we have estimated the expected rent to be in the range of:

Townhouses 1 & 10
Townhouses 2 to 9

\$510 - \$530 per week
\$500 - \$520 per week

The rent achieved for this property can be influenced by many factors, such as the month of the year in which the property is available for rent, level of comparable competition within the area, how selective the owner is regarding the type of tenant, and lease terms.

Should you wish to discuss this appraisal please do not hesitate to contact myself.

With thanks,

Michelle Jones

Principal Licensee

GAIL MILLER

0412 675 946

Email — Website — Instagram

PO Box 1827
Toowong QLD 4066

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Comparable Properties Currently Advertised on REA

Townhouse/88 Cecily St, Kallangur Q 4503 \$500 per week
3 Bed 2 bath 2 Car, near new, split system a/c, fully fenced courtyard.

Townhouse/88 Cecily St, Kallangur Q 4503 \$480 per week
3 Bed 2 bath 2 Car, near new, split system a/c, fully fenced courtyard.