



ONEGROUP

BULIMBA | CAMP HILL | CANNON HILL | CARINDALE



April 8, 2024

1044/123 Cavendish Road,  
Coorparoo, QLD, 4151

To whom It may concern,

**Re: OPINION OF MARKET VALUE**

Thank you for the opportunity to perform a rental market appraisal of your property situated at:

**1044/123 Cavendish Road, Coorparoo, QLD, 4151**

When assessing the rental value of a property, we take into account factors that assist in leasing the property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment. We have researched your immediate area for comparable properties to arrive at a price. We estimate the property would achieve a rental income of approximately \$650 - \$700 per week.

Please find below the comparative market analysis:

- |                                      |   |
|--------------------------------------|---|
| • 1073/123 Cavendish Road, Coorparoo | - 2 Bed, 2 Bath, 1 Car = \$650 per week |
| • 1039/123 Cavendish Road, Coorparoo | - 2 Bed, 2 Bath, 1 Car = \$650 per week |
| • 1069/123 Cavendish Road, Coorparoo | - 2 Bed, 2 Bath, 1 Car = \$660 per week |
| • 1025/123 Cavendish Road, Coorparoo | - 2 Bed, 1 Bath, 1 Car = \$680 per week |
| • 2025/123 Cavendish Road, Coorparoo | - 2 Bed, 2 Bath, - Car = \$700 per week |

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve.

If we can support you with anything in the future, please feel free to contact us on 133 911. Alternatively, we welcome you to come into our office for a coffee and a chat at any time.

Kind regards,

**Matthew Dickinson**  
**Leasing Agent**  
**Place Estate Agents**  
**M: 0475 831 340**  
**E: mattdickinson@eplace.com.au**

**DISCLAIMER**

This opinion of market value has been 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 is not to be taken as a sworn valuation.