



April 24, 2024

3/38 Boundary Road,  
Camp Hill, QLD, 4152

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:

**3/38 Boundary Road, Camp Hill, QLD, 4152**

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 \$690 - \$750 per week.

Please find below the comparative market analysis:

- |   |   |
|---|---|
| • 9/15-17 Kennington Road, Camp Hill    | - 3 Bed, 2 Bath, 2 Car = \$680 per week |
| • 73 Salonica Road, Carina Heights      | - 3 Bed, 2 Bath, 2 Car = \$690 per week |
| • 6/47 Jones Road, Carina Heights       | - 3 Bed, 2 Bath, 2 Car = \$695 per week |
| • 4/34 Rutland Street, Coorparoo        | - 3 Bed, 2 Bath, 2 Car = \$700 per week |
| • 3/40 Birdwood Road, Carina Heights    | - 3 Bed, 2 Bath, 2 Car = \$700 per week |
| • 4/58 Rutland Street, Coorparoo        | - 3 Bed, 2 Bath, 2 Car = \$710 per week |
| • 3/28 Cambridge Street, Carina Heights | - 3 Bed, 2 Bath, 2 Car = \$750 per week |
| • 2/11 Napier Street, Carina Heights    | - 3 Bed, 2 Bath, 2 Car = \$750 per week |
| • 3/11 Dickenson Street, Carina Heights | - 3 Bed, 2 Bath, 2 Car = \$750 per week |
| • 8/53-61 Kitchener Street, Coorparoo   | - 3 Bed, 2 Bath, 2 Car = \$750 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,

**Lisa Perruzza**  
**Leasing Agent**  
**Place Estate Agents**  
**M: 0448 015 935**  
**E: lp@eplace.com.au**

**2015 - 2022 Place Groups Leasing Agent of the Year WINNER**  
**2020, 2018, 2016 REIQ Business Development Manager of the Year Finalist**  
**2017 REIQ Business Development Manager of the Year WINNER**

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**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.