

Rental Appraisal

Property: 15 Orion Place, Hillcrest

Date: 17 April 2018

Bedrooms: 4

Bathrooms: 2

Description:

Fully remodelled 60's weatherboard family home. 4 double bedrooms, 2 fully tiled under floor heated bathrooms comprising of master ensuite with double-ended shower, spacious modern family bathroom with separate bath/shower plus separate 3rd toilet. Designer kitchen flowing to dining and main lounge. Step through multiple French doors to a sprawling deck with outdoor bar, waterproof shade cover and built in BBQ. Fully fenced 675sqm section, lock up single garage. Zoned Willow Park Primary School.



We are pleased to provide a rental appraisal for the above property.

The most up-to-date data and market statistics have been used to compare the property with similar, recently rented properties in the area.

This appraisal is an indication of the rental level you can expect for the property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

The Barfoot & Thompson Milford team work hard to ensure the best returns for your investment property. We welcome the opportunity to discuss this appraisal with you further.

Market Rent

North Shore – Hillcrest Northcote - 01 Oct 2017 – 31Mar 2018

Size	Bonds Received	Lower Quartile	Median Rent	Upper Quartile
4 bedrooms	38	\$650	\$695	\$780

Approximately \$790 - \$820 per week

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market but may alter during peak and non-peak seasons.

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