

23 August 2018

To Whom It May Concern,

**RE: 31 Clare Street Parkdale VIC 3195 – Rental Valuation**

Thank you for inviting Hockingstuart Mentone to provide our estimate of the rent achievable for the above property.

The team at Hockingstuart has many years of experience in residential property management and is well placed to advise you. In arriving at our estimate, we take several factors into consideration:

- Similar rental properties in the local area
- A rental level that will encourage a longer and continuous tenancy, resulting in a better financial return on your investment over the long term
- Current rental market conditions
- The information provided to us at the present time

After considering each of these factors, in the current market we estimate a weekly rental in the vicinity of \$500 – \$520 per week being achievable.

It is also worth considering when the property will become available as the cyclical nature of the rental property market will affect rental pricing.

Yours Faithfully,  
Hocking Stuart Mentone



**Matthew Poustie**  
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our company's indemnity insurance to state that this opinion of value has been prepared solely for the information of the client and not for any third party. Although every care has been used in compiling the foregoing information, it is an opinion and not to be taken as a certified valuation.