

Wednesday, November 21, 2018

OPINION OF MARKET VALUE

'Bela By Mosaic'

43 Peerless Avenue, Mermaid Beach, QLD 4218

When assessing the rental value of a Property, we take into account factors that assist in leasing your 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 the immediate area for comparable properties to arrive at an estimated price range for the apartments described to us. These estimated prices are based on the comparable properties in the immediate area at this point in time.

These prices take into consideration the below items:

- Brand New Modern contemporary design
- European appliances
- Stone Bench Tops
- Spacious balconies
- Auto security system to apartments and car park
- Large Open plan stylish living areas
- Beautifully appointed Kitchens
- Luxurious bathrooms
- Air-conditioned
- Central Location with low maintenance living

Please note that these prices are indicative of unfurnished options, the below range has not considered individual floor plans, level of the unit and the aspect of the unit. Specific unit appraisals are available on request.

2 Bedroom Apartments

- **2 Bedroom 2 Bathroom 1 Car** **\$550 to \$800 per week**
- **2 Bedroom 2 Bathroom 2 Car** **\$650 to \$900 per week**

3 Bedroom Apartments

- **3 Bedroom 2 Bathroom 2 Car** **\$850 to \$1050 per week**
- **3 Bedroom 2 Bathroom 2 Car with Study** **\$1050 to \$1300 per week**

Sub Penthouses

- **3 Bedroom 2.5 Bathroom 3 Car with Study, Retreat** **\$1300 to \$1500 per week**

Penthouses

- **4 Bedroom 4.5 Bathroom 4 Car with Study, Retreat** **\$1500 to \$1950 per week**

It is important to note that this appraisal should be treated as a constructive guide only and the right marketing process will determine the maximum price you could achieve. Rental prices fluctuate throughout the year and are driven by market supply and demand. The prices are reflective of the current period of year. The anticipated completion of the development has been roughly notified as mid 2020 however, the market changes very quickly.

Please note the price range takes into consideration variances for the differing aspects of the building which may be attributes of individual apartments. It may depend on your personal situation as to the rent asked. If you require a tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback tenants inspecting provide.

Kind Regards,



George Kafantaris | Principal