

# RENTAL APPRAISAL

Property appraised by:



**Lisa Robinson**

Licensed Agent REAA 2008

**Cert Property Management**

REINZ Accredited Property Manager

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THE NEW FACE OF REAL ESTATE  
LICENSED REAA 2008



6G Clearwater Cove, West Harbour

## Property description:

Single level, brick and tile property in very convenient location. Walking distance to local shops and a CBD ferry service. Large open plan living and fully fenced back yard. 4 bedrooms including master with WIR and ensuite. Double internal access garage.

	4
	2
	1
	2

*This is a rental appraisal only and should be treated as such. It is not a registered valuation and has been prepared for the sole benefit of the Landlord. Any person who treats the above otherwise does so at their own risk.*

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## Appraised range:

Given the current market conditions I would appraise the property at  
**\$690.00 - \$720.00 per week.**

	Silver	Gold	Platinum
Management Fee - on rental collected	6.5% + GST	7.5% + GST	8.5% + GST
Minimum Non-Cancellation Period	6 months*	12 months*	12 months*
Billing Fee - on invoices paid	6.5% + GST	Free	Free
Regular Inspections	\$46 GST incl.	Free	Free
Advertising for tenants	\$57.50 GST incl.	Free	Free
Credit Checks**	\$15 GST incl/tenant	Free	Free
Annual Smoke Detector Assessment**	\$99 GST Inc	\$99 GST Inc	Free
Initial Regulation Compliance Report**	\$179 + GST	\$179 + GST	Free
Mediation or Tribunal	Free^	Free^	Free^
Initial Condition Report	Free	Free	Free
Final Inspections	Free	Free	Free

\*\* Cost may vary depending on supplier charge \* \$500 early cancellation fee may apply ^For tenants sourced by FaceUP

## Similar property:

Nearby property. Single level, 4 bedrooms and 2 bathrooms. Slightly more modern and slightly larger floor area. Established small yard. Same school zone. \$ 720 per week in February 2020

