

April, 2024

## OPINION OF MARKET WORTH - LEASING

**Address: 3 Bedroom Dwelling - Hill Close Estate 4680**

Further to our recent assessment of the above named property, we wish to confirm that we are of the opinion that the subject property would lease for in the vicinity of **\$470 - \$490** per week in the current Gladstone Region marketplace.

The figure outlined in this Opinion of Market Worth is comparable with other rental properties of similar styles, size, finish, amenity, and locality.

As in any area, the Gladstone Region marketplace is subject to the market forces of supply and demand in terms of properties available for lease. The state of the market is determined and directly affected by various external forces, such as vacancy rates and the volume of comparable rental properties that are available to prospective tenants.

We invite you to contact our office should you require any further information and/or assistance in terms of this Opinion of Market Worth.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Thomas Watson', written over a light blue horizontal line.

Thomas Watson  
**Ray White Gladstone**

*Important: This Opinion of Market Worth is provided as an opinion only. It does not represent a formal valuation and should not be relied upon or treated as such. We reserve the right to revise this document subject to further investigation and assessment. In accordance with company policy this document has been prepared for the use only of the party for whom it has been prepared and we accept no responsibility or liability to any other party who might use or rely upon this document in whole or parts of its contents.*

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