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TO WHOM IT MAY CONCERN

4 March 2026

## Rental appraisal – 11 Auburn Avenue Myrtle Bank

We are pleased to advise that it can be expected the rental return for this property to be around $850 – $870 per week (subject to viewing).

Please note however, that this price is determined by offer and demand at the time of availability.

Please feel free to contact us for any further information you might require.

Kind regards,

Martina Claus
**Director/ Senior Property Manager**
Mobile: 0400 155 596
Email: martina@klemich.com.au

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# DISCLAIMER

This appraisal has been prepared solely for the information of the client and not for any third party. Although every case has been taken in arriving at the figure we stress that it
is an opinion only and not to be taken as sworn appraisal. We must add the warning that
we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

1. The appraisal is an opinion only of the property's rental value as of the date the rental appraisal is made.
2. The appraisal is not a sworn valuation or can be relied on as such.
3. The appraisal is only an indication of market value whereas real market value can only be determined by the amount a prospective tenant is actually prepared to pay
   for the property.
4. The accuracy of any information obtained from the third party and used in preparation of the appraisal of value cannot be guaranteed.
5. The appraisal will be prepared solely for the information of the above named and no responsibility is accepted should the appraisal of any part thereof be incorrect or incomplete in any way.

## Form R7 Warning notice

Financial and investment advice Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following — You should assess the suitability of any purchase of the l and or business in light of your own needs and circumstances by seeking independent financial and legal advice.