4 November 2026

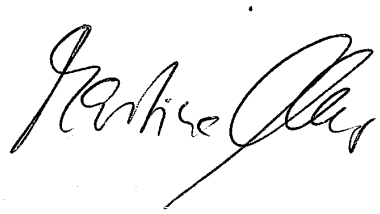
Rental appraisal – 39A Claremont Avenue, Netherby

We are pleased to advise that it can be expected the rental return for this property be around $1,800 - $2,000 per week. (Subject to viewing)

Please note however, that this price is subject to supply 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

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 into account in arriving at the figure, we stress that it is an opinion only and not to be taken as a 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 and cannot 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.