16/10/2023

8 Braemar Avenue, Morphett Vale, SA 5162

After viewing the above property, what is currently available for rent and our low vacancy rate, it is of our opinion that you could expect to obtain in the vicinity of $400.00 - $450.00 per week rent.

If you require any further information, please call me on 0411 822 233.

Regards



Kylie DePalma
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magain
real estate

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 that—

> You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

**Refer to section 24C of the* Land and Business Sale and Conveyancing) Act 1994