

October, 2026.

To Whom it may concern,

RE: Rental Appraisal –4 Bluegum Court, Kin Kora, 4680.

On behalf of Elders Real Estate Gladstone and Tannum Sands, I would like to take this opportunity to thank you for allowing our agency to provide you with a rental appraisal for the above-mentioned property.

After careful consideration and when comparing the property to that of similar properties for rent in the current market, we advise that the rental value for this property is in the vicinity of \$510 - \$530 per week.

This opinion has been arrived at after consideration of all contingencies of the rental property market at present and comparisons with our other managed properties along with vacant properties currently in Gladstone.

If you have any further queries regarding the above information, please do not hesitate to contact me.

Yours Sincerely,

Holly Chrecee

Holly Chrecee
Business Development Manager

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You should be aware that this market opinion is not a valuation in the conventional or legal sense. It is a theoretical exercise involving only a relatively few variables: An inspection of the property, coupled with zoning information and a general knowledge of background market conditions, where as a valuation involves detailed market research, through inspection of the property, including, where appropriate, the nature, quality and condition of improvements, comparative sales, market trends, price paid by present owner and so on. The market value could be greatly affected by such factors and other encumbrances, restrictions or to other impediments on Title, which have not been considered in this opinion. Accordingly, we regard a market opinion as indicative only and not authoritative, merely a precursor to a valuation, not a substitute for it. No responsibility is accepted either to the recipient or to any third party for any loss or damage which may result from the market opinions use including without limitations, loss or damage arising from any financing, purchasing or leasing transactions. Should you require an actual valuation the writer is not a registered valuer, and as such is not in a position to provide same however, would be more than happy to provide a list of valuers who may be able to service this need should the necessity arise.