

Thursday, 2 May 2024

To Whom It May Concern,

RE: 3/31 McGowen Street, Port Kembla NSW 2505

We are pleased to provide you with a current rental market assessment of the above property.

Dimosons Real Estate determines "Market Rental Value" to mean the most probable price which a property should achieve in a competitive and open market under condition's requisite to a fair lease, and assuming rent is not affected by undue stimulus.

Research Factors

In arriving at this Market Rental Value estimate, we have extensively researched available data pertaining to the local area and property rental results within the most recent three-month period.

Other factors considered include:

- Expected outcomes of comparable properties currently on the market for rent
- Historical and predicted market rental trends
- Level of enquiry and urgency expressed by *qualified active* tenants

Pricing Recommendation

Upon weighing the features and benefits of this property against the attributes of other properties in the vicinity, we believe a combined rental amount of **\$490/pw** could be achieved in the market.

How we can help

Due to the volume of property transactions facilitated by Dimosons Real Estate we provide you with the unique and unequivocal benefit of in-depth, first-hand knowledge of the properties we compare in order to formulate this opinion.

Please be assured we are available to assist you at any time with further reliable facts you may require for the purposes of making informed Real Estate decisions.

Yours faithfully,

Dimosons Real Estate