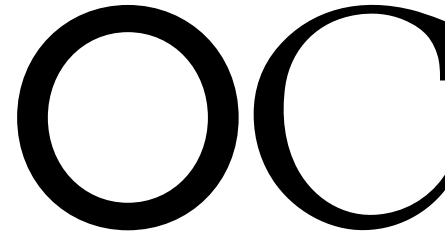


Form R7



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 land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- In the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by
- In the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

08 8269 1833
rentals@ocrentals.com.au
ocre.com.au
RLA 275403 / 276489 / 223245



Your Rental Appraisal

Let's Make it Happen

Open the Door to Better
Property Management

OC

Lease
with OC



Rental Appraisal Report

12th March 2026

13 Wilora Road, Eden Hills

Expected Rental Figure

\$820-\$860 pw

This may vary depending on the fluctuation in the rental market and seasonal demands.
Note this should only be used as an approximate guide only to the expected possible rental.

Eden Hills Median Rental Yield

3.2%

If you'd like more information
about this property or guidance on
maximising your own investment, give
me a call today, let's make it happen.

Sarah Dewar

0433 161 482
sarahd@ocre.com.au