

# Form R7

## Warning Notice

### Financial and Investment Advice

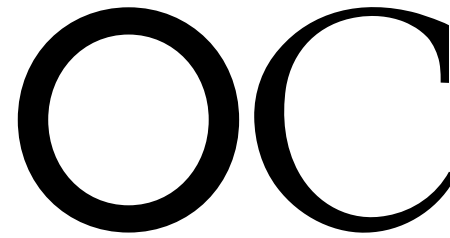
Land and Business (Sale and Conveyancing) Act 1994 section 24B  
Land and Business (Sale and Conveyancing) Regulations 2025 -  
regulation 21

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 the words "I am legally required to give you this warning"; or
- 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.



## Your Rental Appraisal

Let's Make it Happen

# Open the Door to Better Property Management

# OC

Lease  
with OC



## Rental Appraisal Report

22nd May 2026

16 Beresford Avenue, Christie Downs

Expected Rental Figure

## \$600 - \$640 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.

Christie Downs Median Rental Yield

## 4.0%

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

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