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.

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Your Rental Appraisal

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Rental Appraisal Report

28th October 2026

21-23 Wellington Avenue, Sellicks Beach

Expected Rental Figure

$600 - $650 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.

Sellicks Beach Median Rental Yield

3.6%

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.

Michelle Taylor

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