



Ouwens Casserly
REAL ESTATE

Rental *Appraisal*

16th April 2025

To whom it may concern,

The property located at **30 Stone Hut Circuit, Encounter Bay** currently has a tenancy agreement in place in which the tenants are paying **\$555.00 per week**. The fixed term lease is in place until the 16/06/2025. If we were to re let out the property in the current market we believe we could achieve a rental figure between **\$600.00** and **\$650.00** per week.

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.

Yours sincerely,



Michelle Taylor,
Senior New Business Executive.

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RLA 275403 / Please disregard if listed with another agency.

Make it happen™



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REAL ESTATE

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 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.