



26 April 2024

Mr Konrad Bobilak

Dear Konrad

Townhouses 2-4/264 Oriel Road Heidelberg West

Further to your request we detail below our Rental Appraisal for the abovementioned properties.

The subject development is well located and is a quality boutique development close to all services and facilities including excellent shopping, restaurants, parklands, schools, and transport and will strongly appeal to prospective tenants.

Currently under construction the townhouses offer generous, quality accommodation. In our opinion the fair market rentals on normal rental terms and conditions upon completion are as follows:

Townhouse 2- 3 bedrooms, 2.5 bathrooms with garaging for 1 car - \$720-\$750 per week.

Townhouse 3- 3 bedrooms, 2.5 bathrooms with garaging for 1 car - \$720-\$750 per week.

Townhouse 4 - 4 bedrooms, 2.5 bathrooms with garaging for 2 cars - \$800-\$850 per week.

Such properties are in high demand as they are well located and offer excellent accommodation.

Yours Sincerely



Cameron Fisher
Managing Director

Head Office: 8-12 Alma Road, St Kilda VIC 3182

ACN 098 909 347

ABN 88 098 909 347

Telephone: 03 9686 8228 Fax: 03 9686 8881 www.changingplaces.com.au

Director and Licensed Agent: Cameron Fisher, Mobile: 0418 313 031, Email: cameron@changingplaces.com.au