



ONEGROUP

BULIMBA | CAMP HILL | CANNON HILL | CARINDALE

December 3, 2024

6/48 Monmouth Street,  
Morningside, QLD, 4170

To whom It may concern,

**Re: OPINION OF MARKET VALUE**

Thank you for the opportunity to perform a rental market appraisal of your property situated at:

**6/48 Monmouth Street, Morningside, QLD, 4170**

When assessing the rental value of a property, we take into account factors that assist in leasing the property promptly. This includes a comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment. We have researched your immediate area for comparable properties to arrive at a price. We estimate the property would achieve a rental income of approximately \$1,100 - \$1,200 per week.

Please find below the comparative market analysis:

- |                                     |   |
|-------------------------------------|---|
| • 1205/41 Belgrave Street, Balmoral | - 3 Bed, 2 Bath, 2 Car = \$1,000 per week |
| • 4/74 Jamieson Street, Bulimba     | - 3 Bed, 2 Bath, 2 Car = \$1,050 per week |
| • 3/92 Barton Road, Hawthorne       | - 3 Bed, 2 Bath, 2 Car = \$1,150 per week |
| • 3/19 McDonald Street, Hawthorne   | - 3 Bed, 2 Bath, 2 Car = \$1,195 per week |
| • 3/59 Carr Street, Bulimba         | - 3 Bed, 2 Bath, 2 Car = \$1,200 per week |

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve and does not take into account the last rental increase on the property in line with legislation.

If we can support you with anything in the future, please feel free to contact us on 07 3107 6999. Alternatively, we welcome you to come into our office for a coffee and a chat at any time.

Kind regards,

**Josh Hicks**

**Business Development Manager**

**Place Estate Agents**

**M: 0427 973 314**

**E: [joshhicks@eplace.com.au](mailto:joshhicks@eplace.com.au)**

#### **DISCLAIMER**

This opinion of market value has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and is not to be taken as a sworn valuation