McMULLAN BIRD | PORTFOLIO MANAGEMENT

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August 26, 2026

To Whom It May Concern,

Re: Rental Appraisal – Lot 232, Serenity Rise Estate, WARRAGUL VIC 3820

Thank you for the opportunity to provide a rental appraisal for your property.

We have carefully assessed the property's features and condition, considered current market conditions, and analysed recent leasing results as well as market forecasts for comparable properties within the surrounding area.

Based on our assessment, it is our opinion that your property is likely to achieve a rental return in the range of:

$1,000.00 – $1,050.00 per week

Should you have any questions about this appraisal, or if you would like to discuss strategies to minimise vacancy and maximise your rental return, please don't hesitate to contact us, we would be delighted to assist.

Kind regards,
McMullan & Bird Portfolio Management



Leanne Jopson
General Manager

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