

COMPARATIVE RENT ANALYSIS

ManageMyProperty
 A Division of MyProperty Group
 LIC 3087267



PROPERTY ADDRESS	172 Fryar Rd – Eagleby Qld 4207	T 1300 667 155 F 07 3208 0084 Email: info@managemyproperty.com.au PO Box 4462 Loganholme DC Q 4129 www.managemyproperty.com.au	A division of MyProperty Group
Unit Type	2 bedroom with single lock up, 3 bedroom with single lock up, 3 bedroom with double lock up		

The following information was the basis of our Rent Review and other recommendations for your Property.

COMPARABLE PROPERTIES FOR RENT NOW – 2 Bedroom	Asking Rent pw	Rent Achieved	No. Days Vacant
147 Fryar Rd – 2 Bed lock up	280	N/A	
16/12-16 Albert St – 2 Bed carport	220	N/A	
12/202 Riverhills Dr – 2 bed lock up	270	N/A	
6/102 Riverhills Dr – 2 Bed lock up	275	N/A	
41/147 Fryar Rd – 2 Bed lock up	275	N/A	
COMPARABLE PROPERTIES FOR RENT NOW - 3 bedroom	Asking Rent pw	Rent Achieved	No. Days Vacant
1/126 Logan St – 3 bed, 2 bath, lock up	350	N/A	
17/21 Albert St – 2 Bed, 2 Bath, lock up	340	N/A	
175 Fryar Rd – 3 bed, 2 bath, lock up	315	N/A	
61/204 Fryar Rd – 3 bed, 2 bath, lock up	320	N/A	
COMMENTS eg market conditions, property condition			
The property is expected to be completed in July/August 2011, demand is expected to be high in the area as new developments and infrastructure continue to grow			
Properties are to be finished to a high standard and will attract a good clientele			
RENT RECOMMENDED <small>Note: a rent increase may only be applied after six months or more has passed since the last rent increase.</small>	\$ 220-290 per week for two bedroom \$ 315-350 per week for three bedroom		
RECOMMENDED TERM OF TENANCY AGREEMENT	12 months		
DISCLAIMER			
"This appraisal 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 not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."			
AGENT	SIGNATURE	DATE	
ManageMyProperty		30/6/2010	

