

23/07/2015

To whom it may concern,

**Re: Rental Appraisal Letter – 83 DRUMMOND STREET, OAKLEIGH**

Having regard to current rental market conditions and comparable rental evidence, it is my opinion that a reasonable asking rent for the above referred property lies between the ranges of:

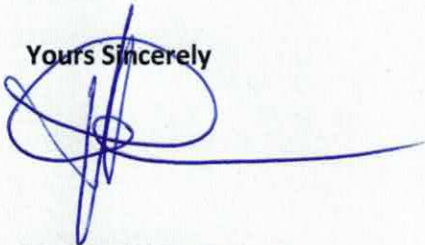
<b>1 BED, 1 BATH, ONE CARSPACE PLUS STORAGE</b>	<b>\$360.00 per week - \$380.00 per week</b>
<b>1 BED PLUS STUDY, 1 BATH, ONE CARSPACE PLUS STORAGE</b>	<b>\$380.00 per week - \$400.00 per week</b>
<b>2 BED, 1 BATH, ONE CARSPACE PLUS STORAGE</b>	<b>\$430.00 per week - \$450.00 per week</b>
<b>2 BED, 2 BATH, ONE CARSPACE PLUS STORAGE</b>	<b>\$480.00 per week - \$500.00 per week</b>

Please note, that this letter is **not** intended in any way to represent an accredited market rent valuation and is simply an initial estimate for general marketing purposes only. The estimate is based on the assumption that all building works are completed in full in accordance with approved plans, permits and specifications.

The undersigned reserves the right to revise the estimate post conducting an internal inspection of each of the completed apartments within the project.

The right to conduct a revised rental appraisal post completion will also enable the appraiser to take into account prevailing rental market conditions at that time, competing stock levels within the subject project and physically assess the dynamic attributes of each apartment such as aspect and views.

Yours Sincerely



**Melissa Hickson**  
**Department Manager & Licencee**  
**360 Property Group**