

Thursday, 18 September 2025

To whom it may concern,

15/17 Kensington St, Capalaba

Thank you for the opportunity to provide you with an appraisal for 15/17 Kensington St, Capalaba and provide you with an opinion of what it may be worth in today's market.

When assessing the possible rental amount for an investment property, we consider many factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies, levels, improvements to the property such as upgraded kitchens, bathrooms, air conditioning plus the addition of swimming pool as well as living options, for example, dual living. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

We would expect that this home, based on all the above, may achieve somewhere in the vicinity of **\$850 - \$950 per week** in today's market * *Please note: Rent cannot be increased unless it has been at least 12 months since the current amount of rent became payable. The 12-month period applies even if the last rent increase was related to a different tenancy agreement with another tenant or by a previous agent or owner of the property.*

Recent Rental Activity:

- 25/3 Grange Court, Capalaba LEASED **\$900 per week** 3 Bed, 2 Bath, 2 Car

RE/MAX have a dedicated and experienced team of Property Managers with over 50 years collective experience in managing properties across Brisbane, the Bayside and Redland City. You can depend on our team to always look after your interests. Lease your home with the team that gets results.

Should you have any questions relating to the information above or would like to learn more about how we can manage your investments, please do not hesitate to call me on 0407 522 132 or email maree.north@remax.com.au. I look forward to working with you soon.

Kindest Regards,



Maree North

Business Development Manager

RE/MAX Results and Bayside Properties

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given, and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.