

# Property Appraisal Report

Generated on December 2, 2024

123 Test Street, Sydney NSW 2000

3

BEDROOMS

2

BATHROOMS

1

CAR SPACES

## Estimated Value

MARKET VALUATION

**\$900,000**

Range: \$850,000 - \$950,000

## Property Information

Property Type	House	Year Built	1985
Land Area	650 m <sup>2</sup>	Floor Area	180 m <sup>2</sup>
Council	City of Sydney	Zoning	R2 - Low Density

## Environmental Assessment

Flood Risk	Low	Bushfire Risk	Low
Heritage Listed	No	Coastal Hazard	Minimal

Rental Appraisal

Weekly Rent	\$750/week	Monthly Rent	\$3,250/month
Yield	4.3%	Confidence	High

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