

13th of February, 2025

## RENTAL APPRAISAL

### **'Dalaipi Estate' 42-46 Beacon St, Morayfield QLD 4506**

To investor,

Thank you for the opportunity to perform a rental appraisal for the above dual key lot in Dalaipi Estate.

This appraisal represents our estimate of the best market rent achievable for the property, depending on market conditions at the time of listing a further range will be advised closer to handover.


Attributes	Estimated Rent Range
2 Bed 1 Bath 1 Car	\$440-460 per week
3 Bed 1 Bath 1 Car	\$525-550 per week

This rental appraisal is based on current market conditions and comparable properties in the area. It takes into account factors such as local demand, property features, and the overall rental market environment.

Depending on market conditions at the time of listing a further range will be advised closer to handover.

R&W Plus reserves the right to inspect the property to verify the accuracy of the above rental price range. Please feel free to contact me to discuss this appraisal or our Property Management services.

Yours faithfully,



**Dean Ofahengaue**  
Investor Relationship Manager  
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[dean.ofahengaue@rwrp.com.au](mailto:dean.ofahengaue@rwrp.com.au)





# ABOUT US

*DISCLAIMER The appraisal figure in this letter represents an estimate of the rental price that the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.*

Brisbane Office  
Level 1, 79 Hope Street, South Brisbane 4101  
ABN: 14 303 080 482

**R&W** Plus

Melbourne Office  
Level 1, 464 High Street, Prahran 3181  
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At R&W Plus, we're more than just a real estate agency - we're your trusted partners in property. Our passionate team firmly believes that real estate isn't solely about properties; it's fundamentally about people. Our greatest measure of success lies in the satisfaction of our clients.

We pride ourselves on fostering robust relationships, built on the bedrock of transparency through maximising our clients outcomes and protecting their assets. By focusing on the people behind the properties, we're able to deliver a tailored service that's truly attuned to you.

Spanning Melbourne to Brisbane, our coverage is expansive, yet our service remains as intimate and personalised as ever. With over 50 years of combined experience under our belt, our expert team is well-versed in the complexities and nuances of the property market.

We value the significance of your property investment and strive to manage it with the utmost transparency and meticulous attention to detail.





## ABOUT US

With R&W Plus, your real estate journey is more than a transaction - it's a partnership to maximise your results and protect your investment.

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