

McGrath

McGrath Mount Gravatt
1925 Logan Road
Upper Mount Gravatt QLD 4122
Ph: 0435 809 181

Date: 08/04/2026

To Whom It May Concern,

RE: RENTAL APPRAISAL - 46 Armfield Street Stafford QLD 4053

Please be advised that upon forward description of the aforementioned property, we would expect the achievable rental to be approximately \$1,600 - \$1,700 per week.

This appraisal may vary depending on the supply and demand of tenants and properties qat the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the prospective tenant/s.

When appraising the property, we take into consideration the following:

- Added features & benefits (i.e. number of bedrooms/living areas, bathrooms, AC etc)
- Comparable properties
- Convenience (ie. proximity to shops, accessibility, transportation etc)
- Current rental market conditions (i.e. vacancy rates, supply and demand)
- Overall condition and presentation

Yours sincerely,



Ryan Poh
Director - McGrath Mount Gravatt
m. 0435 809 181 | e: ryanpoh@mcgrath.com.au

BrisProp Real Estate Pty Ltd T/A
McGrath Mount Gravatt
ACN: 674 848 910