

# McGrath

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

Date: 23/03/2026

To Whom It May Concern,

## **RE: RENTAL APPRAISAL - 7 Picasso Crescent Carseldine QLD 4034**

Please be advised that upon forward description of the aforementioned property, we would expect the achievable rental to be approximately \$2,500 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at 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,



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