

May 2025

To Whom It May Concern,

**RE: RENTAL APPRAISAL**  
**PPTY: 14/38 Waterloo Cres, St Kilda VIC 3182**

We would like to thank you for providing our company the opportunity to conduct a rental appraisal on the above property.

After a detailed inspection and analysis, we believe this property would lease in the vicinity of \$500-550 per week as an unfurnished property.

This may vary slightly and is dependent on the current market conditions at the time of leasing.

The location, size and features of your property are important when considering the rental assessment. Our valuation has been made based on this and comparisons of other rental properties recently leased in the immediate area.

Once again, we would like to thank you for the opportunity of providing you with this market appraisal and if you would like any further information, please feel free to contact me via [abiemunz@mcgrath.com.au](mailto:abiemunz@mcgrath.com.au) or 0468 434 533.

Kindest Regards  
**McGrath Estate Agents**



**Abie Munz,**  
**Business Development Manager**

Disclaimer: Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or statement without our written approval as to the form and context in which it will appear.

Finally, and in accordance with our standard practice, we must state that this opinion is for the sole use of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents, and no liability for damage howsoever caused, arising out for the use by any third party is accepted.

The recipient of this opinion shall not rely upon it to alter his/her financial position or to incur any financial obligation

## **ST KILDA**

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