

Friday, November 04, 2022

OPINION OF MARKET VALUE

Thank you for the opportunity to perform a rental market appraisal of the property situated at:

'Marella by Mosaic'

Broadbeach QLD 4169

We have researched the immediate area for comparable properties and taken into consideration current vacancies and local market trends to arrive at the below estimated price range. The estimated range is indicative based on comparable properties in the immediate area at the date of preparation of this appraisal.

These prices take into consideration the below items:

- Prime position, directly across Nikifiorides Park, with proximity to abundant lifestyle and urban amenity
- Only 300m to the beach
- Brand new unfurnished apartment with large open plan living areas and spacious balcony
- Fully ducted air-conditioning throughout including fans to all bedrooms
- Beautifully appointed custom kitchen with premium appliances and reconstituted stone bench tops
- Luxurious bathrooms with designer fixtures, fittings, and reconstituted stone bench tops
- Front load Fisher & Paykel tumble dryer
- Exceptional level of hotel-style amenity includes a resort pool, spa, steam room, sauna, outdoor dining and bbq areas, gymnasium, residents' lounge, private dining room with full kitchen, and a wine room.
- Two lift access
- Secure basement car parking
- Audio visual security system to apartment and car park

In our opinion, your property could achieve:

Level	Unit	Bed	Bath	Car	MPR	Weekly Rent Range
2	201	2	2	1		\$795 - \$880
2	202	2	2	1	1	\$915 - \$1010
2	203	2	2	1	1	\$860 - \$950
2	204	2	2	1		\$860 - \$950
2	205	2	2	1		\$765 - \$845
3	301	2	2	1		\$805 - \$890
3	302	2	2	1	1	\$925 - \$1020
3	303	2	2	1	1	\$870 - \$960
3	304	2	2	1		\$870 - \$960
3	305	2	2	1		\$770 - \$855
4	401	2	2	1		\$815 - \$900
4	402	2	2	1	1	\$930 - \$1030
4	403	2	2	1	1	\$875 - \$970

4	404	2	2	1		\$875 - \$970
4	405	2	2	1		\$780 - \$865
5	501	2	2	1		\$820 - \$910
5	502	2	2	1	1	\$940 - \$1040
5	503	2	2	1	1	\$885 - \$980
5	504	2	2	1		\$885 - \$980
5	505	2	2	1		\$790 - \$875
6	601	2	2	1		\$830 - \$920
6	602	2	2	1	1	\$950 - \$1050
6	603	2	2	1	1	\$895 - \$990
6	604	2	2	1		\$895 - \$990
6	605	2	2	1		\$800 - \$885
7	701	2	2	1		\$840 - \$930
7	702	2	2	1	1	\$960 - \$1060
7	703	2	2	1	1	\$905 - \$1000
7	704	2	2	1		\$905 - \$1000
7	705	2	2	1		\$810 - \$895
8	801	2	2	1		\$850 - \$940
8	802	2	2	1	1	\$970 - \$1070
8	803	2	2	1	1	\$915 - \$1010
8	804	2	2	1		\$915 - \$1010
8	805	2	2	1		\$820 - \$905
9	901	2	2	1		\$860 - \$950
9	902	2	2	1	1	\$975 - \$1080
9	903	2	2	1	1	\$925 - \$1020
9	904	2	2	1		\$925 - \$1020
9	905	2	2	1		\$825 - \$915
10	1001	2	2	1		\$870 - \$960
10	1002	2	2	1	1	\$985 - \$1090
10	1003	2	2	1	1	\$930 - \$1030
10	1004	2	2	1		\$930 - \$1030
10	1005	2	2	1		\$835 - \$925
11	1101	2	2	1		\$875 - \$970
11	1102	2	2	1	1	\$995 - \$1100
11	1103	2	2	1	1	\$940 - \$1040

12	1201	3	2	2	1	\$1800 - \$2000
12	1202	2	2	1	1	\$1300 - \$1440
12	1203	3	2	2	1	\$1650 - \$1950
13	1301	3	2	2	1	\$1800 - \$2000
13	1302	2	2	1	1	\$1310 - \$1450
13	1303	3	2	2	1	\$1650 - \$1950
14	1401	3	2	2	1	\$1850 - \$2050
14	1402	2	2	1	1	\$1320 - \$1460
14	1403	3	2	2	1	\$1650 - \$1950
15	1501	3	2	2	1	\$1850 - \$2050
15	1502	2	2	1	1	\$1330 - \$1470
15	1503	3	2	2	1	\$1650 - \$1950
16	1601	3	2	2	1	\$2000 - \$2200
16	1602	2	2	1	1	\$1340 - \$1480
16	1603	3	2	2	1	\$1650 - \$1950
17	1701	3	2	2	1	\$1850 - \$2050
17	1702	2	2	1	1	\$1345 - \$1490
17	1703	3	2	2	1	\$1650 - \$1950
18	1801	3	2	2	1	\$1850 - \$2050
18	1802	2	2	1	1	\$1355 - \$1500
18	1803	3	2	2	1	\$1650 - \$1950
19	1901	3	2	2	1	\$1850 - \$2050
19	1902	2	2	1	1	\$1365 - \$1510
19	1903	3	2	2	1	\$1800 - \$2000
20	2001	3	2	2	1	\$1900 - \$2100
20	2002	2	2	1	1	\$1375 - \$1520
20	2003	3	2	2	1	\$1800 - \$2000
21	2101	3	2	2	1	\$1900 - \$2100
21	2102	2	2	1	1	\$1385 - \$1530
21	2103	3	2	2	1	\$1800 - \$2000
22	2201	3	2	2	1	\$1900 - \$2100
22	2202	2	2	1	1	\$1395 - \$1540
22	2203	3	2	2	1	\$1800 - \$2000
23	2301	3	2	2	1	\$2000 - \$2200
23	2302	2	2	1	1	\$1400 - \$1550

23	2303	3	2	2	1	\$1800 - \$2000
24	2401	3	2	2	1	\$2000 - \$2200
24	2402	2	2	1	1	\$1410 - \$1560
24	2403	3	2	2	1	\$2000 - \$2200
25	2501	3	2	2	1	\$2050 - \$2250
25	2502	2	2	1	1	\$1420 - \$1570
25	2503	3	2	2	1	\$2000 - \$2200
26	2601	3	2.5	2	1	\$3000 - \$3500
26	2602	3	2.5	2	1	\$3000 - \$3500
27	2701	3	2.5	2	1	\$3000 - \$3500
27	2702	3	2.5	2	1	\$3000 - \$3500
28	2801	3	2.5	2	1	\$3000 - \$3500
28	2802	3	2.5	2	1	\$3000 - \$3500
29	2901	3	2.5	2	1	\$3000 - \$3500
29	2902	3	2.5	2	1	\$3000 - \$3500
30	3001	3	2.5	2	1	\$3000 - \$3500
30	3002	3	2.5	2	1	\$3000 - \$3500

It is important to note that this appraisal should be treated as a constructive guide only and the right marketing process will determine the maximum price you could achieve. Rental prices fluctuate throughout the year and are driven by market supply and demand. Whilst we do take every care when arriving at this estimated range, it is our opinion only and not a guaranteed rental value.

Should you have any questions or require further information, please feel free to contact me directly on the details below.

Kind Regards,

J Downing

Jonathan Downing | General Manager of Property Management

0434 245 977

jdowning@mosaicproperty.com.au