

23rd September 2025

Dear Investor

Thank you for the opportunity to provide you with an appraisal at 20 Crusader Road Banksia Grove WA 6031

When it comes to your property investment, we know it's all about three key considerations –rental yield, asset protection and risk minimisation - not just a focus on collecting rent.

To assist our clients in achieving the maximum return in their investment, we have instilled our years of experience to the following approach:



Our Rental Value Research takes into consideration a range of factors including the property's features, location and market conditions, so you can make an informed decision.

This research indicates the rent for your property would achieve approximately \$650 - \$695 per week.

We will be in touch shortly to share with you how we would approach managing your property investment to achieve the maximum return for you.

Yours Sincerely

Colleen Laverty
Investment Manager
0407 832 235



NB: This opinion has been prepared solely for your information and not for any third party. Every care has been taken in arriving at the above figure. We stress that this is a market opinion only and NOT sworn valuation.