

**MovedBy:**

**REAL  
ESTATE**

Thursday, 7 December 2023

**RENTAL APPRAISAL: 2/20 Callistemon Court, Arundel**

Thank you for the opportunity to provide a market rental appraisal for the above property.

I believe an achievable rental figure would be within the range of \$650 to \$690 per week. This figure may vary however, depending on supply and demand of tenants, the time of year and the number of properties for rent in the area at the time.

When appraising a property for rent, many factors are taken into consideration. These are:

- Comparison to similar properties in the area.
- Features and benefits of the property (i.e. ensuite bathrooms, views, proximity to shops, public transport, air conditioning, pool etc.)
- Overall market conditions (i.e. vacancy rates)

We would be delighted to manage this property on your behalf and look forward to a long and happy association.

Please feel free to contact me any time at the office or on my mobile.

Yours sincerely,

**Mike Rooney**

MovedBy Real Estate  
m: 0431 646 373

We focus on a personal touch.

We have much fewer properties per property manager. As a result, we handle everything in-house, including routine inspections (outsourcing inspections has become standard practice within the industry but not with us).

We will personally attend your property every 3 months and provide you with a detailed routine condition report with many photos. And personally handle any maintenance to tenancy matters.

If we process new tenant applications, we go to great lengths to cross-reference and double-check applications to ensure we secure only the best tenants possible.

This makes the experience of dealing with our team very different from other agencies you may have recently interacted with.

We focus on utilising market-leading systems with our personalised service to ensure you always know everything about your properties.

You will see your properties in our consolidated 24/7 live property dashboard. You'll be impressed that you can see everything about your property. From there, you can drill down to your entire transactional ledger, maintenance tasks, bills, and condition reports.

And here's what sets us apart from other agencies: our system disburses all money instantly. As soon as the tenant pays rent, it's immediately disbursed. No more waiting for the end of the month to be paid, freeing up your cash flow and putting your money into your account where it can work for you sooner.

Here's a link with some further details about how we work:

<https://www.movedby.com.au/movedby-the-future-of-your-property-management/>

Please see below a summary of our fees and services:

- We limit the number of properties our managers handle to only 100 properties. This is much less than other agencies and ensures we know your property better and closely monitor its condition.
- No hidden fees - We keep things simple and easy to calculate without hiding other fees in the agreement.
- Quarterly Routine inspections conducted in-house by us
- Assistance to meet your legislative & legal compliance obligations, including the raft of new laws impacting rental properties.
- We don't outsource; we handle all aspects of managing your property
- The person that you sign with is your manager (you won't be passed off to a junior)
- Our communication is second to none. You won't be left wondering what is happening at your property
- Benefit from our relationship with the best trades in the area, with discounted rates and priority service.
- Your property dashboard gives you absolute and easy access to all aspects of your property 24/7

If there is anything I can do to help further in the interim or further information you require, I am very much at your service in any way I can.

My direct mobile number is 0431 646 373, and you are very welcome to call anytime.

We look forward to having the opportunity to work with you.