

Quote No 123: 80 Kangaroo Drive, Langwarrin VIC 3970

12th Mar 2016

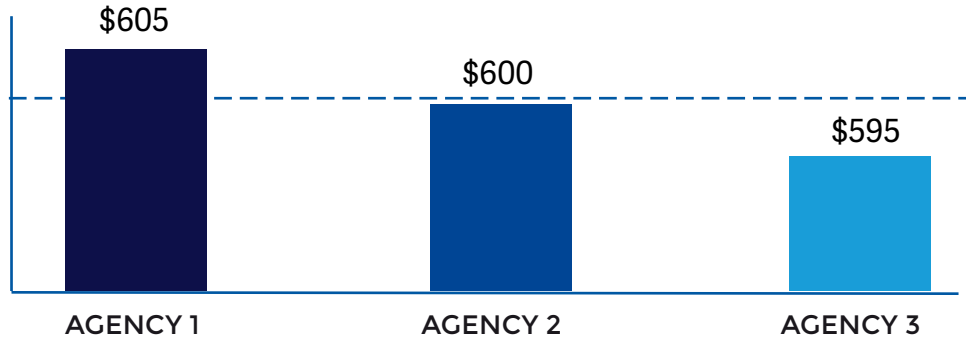
EXPECTED WEEKLY RENTAL

AV EXPECTED RENT

\$600 p.w

Highest Price \$605 p.w

Lowest Price \$595 p.w



MANAGEMENT CHARGES

	AGENCY 1	AGENCY 2	AGENCY 3
Ongoing Management Fee	5.5%	7.0%	6.5%
Initial Lease Fee (inc GST)	\$300	\$600	\$595

ADVERTISING COST

	AGENCY 1	AGENCY 2	AGENCY 3
Advertising Cost (inc GST)	\$ 205	\$245	\$200
Other Charges	Professional photos \$100	Annual smoke alarm test \$99	
Cost Schedule	View PDF	View PDF	View PDF

COMMENTS

	AGENCY 1	AGENCY 2	AGENCY 3
Recommendations to improve Rental	Kitchen could do with new stove top	Backyard should be mowed to improve look	Fix front door screen

NET RENTAL PROCEEDS

	AGENCY 1	AGENCY 2	AGENCY 3
Annual Expected Rent	\$31,460	\$31,200	\$30,940
Total Outgoings (management+ adv costs)	- \$2,199	- \$3,029	- \$2,201
Net Annual Proceeds	\$29,261	\$28,171	\$28,739

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AGENCY SALES AUTHORITY

	AGENCY 1	AGENCY 2	AGENCY 3
Authority Type	Exclusive Authority	Exclusive Authority	Exclusive Authority
Authority Period	60 days	90 days	90 days

AGENCY INFORMATION

	AGENCY 1	AGENCY 2	AGENCY 3
Agent Name	Wal Buckley	Bianca Dimitrios	Paul Johnson
Agent Profile	View link	View link	View link
Agency Information	View PDF	View PDF	View PDF

SUBSTANTIATED BY THESE RECENT RENTALS

	AGENCY 1	AGENCY 2	AGENCY 3
Address	18 Black Wallaby Drive, Langwarrin	23 Bronzewing Crt, Langwarrin	30 Red Cres, Langwarrin
Rental Date	27th January 2016	28th Feb 2016	25th January 2016
Rental Price	\$600	\$575	\$605
Web Link	Click here	Click here	Click here
Description	BED 4 BATH 2 CAR 2 This Metricon built home oozes quality. From the master suite complete with walk in robe & ensuite to the elevated theatre room.	BED 4 BATH 2 CAR 4 Positioned in the sought after Springhill Estate this exceptional family home will suit both the family and a mechanic/builder who would like to work from	BED 4 BATH 2 CAR 4 This exclusive home located in the Acacia Heath estate is only 2 years old and boasts big living areas, practicality, neutral toning and fresh feel.
Address	30 Red Cres, Langwarrin	18 Black Wallaby Drive, Langwarrin	23 Bronzewing Crt, Langwarrin
Rental Date	25th January 2016	27th January 2016	28th Feb 2016
Rental Price	\$605	\$600	\$575
Web Link	Click here	Click here	Click here
Description	BED 4 BATH 2 CAR 2 This high quality home is surrounded by some of the best homes in the area and minutes away from all amenities .	BED 4 BATH 2 CAR 2 The children's wing offers three large bedrooms & luxury family bathroom. The centrally located chef's kitchen has stone bench tops. Quality finish throughout.	BED 4 BATH 2 CAR 4 The home comprises of 4 bedrooms, master with ensuite and wir, formal living room, large open plan kitchen/meals area, sep family room and rumpus room.

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