



22 April 2026

RENTAL APPRAISAL – 489 Crane Ave, Kawana

Dear Prospective Buyer,

Thank you for your interest in the property.

As part of your due diligence, we are pleased to provide a rental appraisal to assist with assessing the investment potential of this home in the current Rockhampton market.

Based on recent comparable leasing activity, current demand, and the property's features, we estimate the achievable rental return to be in the vicinity of **\$600 to \$620 per week**.

This appraisal takes into consideration:

- The property's location and proximity to local amenities, schools, and transport
- Current market conditions across Rockhampton, including vacancy rates and tenant demand
- The size, layout, and overall condition of the dwelling
- Comparable properties recently leased in the surrounding area

At present, the rental market in Queensland remains relatively strong, with consistent demand from quality tenants. Well-presented properties in desirable locations are continuing to achieve solid returns and low vacancy periods.

Please note that this appraisal is a guide only and is subject to market fluctuations, seasonal demand, and the final presentation of the property at the time of leasing.

Should you proceed with the purchase, we would be more than happy to assist with property management services, including securing suitable tenants and managing the property on your behalf.

If you have any further questions or would like a more detailed breakdown of the appraisal, please feel free to get in touch.

Kind regards,

Taylor Hook
Property Manager

CENTURY 21. Solutions