







UNIT 6



HUMFFRAY STREET NORTH



IGA
Supermarket

Russell
Square

Ballarat
CBD

Ballarat
Hospitals

Lake
Wendourie

Sale





6/274a Humffray Street North, Brown Hill

2 1 1

Estimated Rental Return

\$390.00 - \$410.00 Per Week

We have inspected the property in order to assess and ascertain a potential rental return.
This estimation of value is based on factors including but not limited to the following:



**The Current State
of the market**



**Unique qualities
of the property**



**Location and
local amenities**



**Recently leased
comparable properties**



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Jwalhouse

Solving problems and finding the best solutions for his clients are priorities in his vocation and representation of Buxton Real Estate.

Josh Walhouse is an accomplished estate agent who holds a full license and specializes in Business Development. Demonstrating an unwavering commitment to his clients' objectives, with a successful background in property management and leasing Josh utilizes these skills to help clients achieve their property goals.

This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way

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