



KOKODA
REAL ESTATE

LUXURY BESPOKE PROPERTY MANAGEMENT

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OPINION OF MARKET VALUE | RUBY RUBY - MILTON

2 Bedrooms | 2 Bathrooms | 1 Car Space

The following rental market appraisal is for a typical 2 bedrooms, 2 bathrooms, and 1 car space apartment residence situated at: **Ruby Ruby, Milton, 12-18 Crombie Street, Milton QLD 4064 Australia.**

The information is based on our review of the plans, understanding the locational attributes and the quality of the project.

TYPE: 2 Bedrooms | 2 Bathrooms | 1 Car Space

AREA: Total 90m² - 104m² (Internal 78m² - 83m², External 10m² - 21m²)

RENTAL APPRASIAL: Average \$925 to \$975 p/w (unfurnished)

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process will determine the maximum price achievable.

This Rental Appraisal is based on a recent Comparative Market Analysis conducted by Kokoda Real Estate (KRE) on the rental levels in the Milton area and surrounds.

KRE took into account the following attributes which have been noted in relation to Ruby Ruby, Milton: new innovative designs that appeals to the local demographic, high level of finishes, extensive luxury common areas, and comprehensive bespoke amenities with seven-day concierge services to residents. This is comparable to the Ambrose Milton, but distinctly different to other buildings available in the area.

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process will determine the maximum price achievable.

Please do not hesitate to contact our office if you require any additional information.

Kind Regards,

Ruby Ruby - Milton

Kokoda Real Estate | Management Group