



08 August 2025

## TO WHOM IT MAY CONCERN

RE: 25 Ashmead Avenue, Castle Hill

Please accept this letter as confirmation that I have appraised the above property.

Based on comparable properties that are currently on the market for lease, along with those that have recently leased, we feel this property in its current condition may achieve a rental return within the vicinity of \$1,500 to \$1,600 per week.

Although every care has been taken in arriving at this figure, we stress this is an opinion of reasonable rental return and should not be taken as a valuation.

Should you require any further information please don't hesitate to contact me personally.

Kind Regards,

Karen D'Angola  
Licensed Real Estate Agent

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