



25 September 2025

TO WHOM IT MAY CONCERN

RE: 23 Coomalie Avenue, Castle Hill

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

If this property were to be placed on the current market for lease, I am of the opinion that it would achieve a rental return of approximately \$1100 per week.

In order to establish a likely rental value for this property, I have considered current market conditions, proximity to schooling, transport and amenities, together with properties recently leased and currently available in the surrounding area.

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

Kind Regards,

Karen D'Angola
Associate Director/Licensed Real Estate Agent

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