PH PROPERTY

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Thursday 20th November 2025

Appraisal Address: 1 / 76 Taylor Street, Ascot 3551

Thank you for inviting me to appraise your property at 76 Taylor Street, Ascot 3551. I appreciate the opportunity to appraise the property and to subsequently provide further details to you today.

In conclusion, after analysing other similar rentals in the area and taking into consideration the properties age, condition and land size.

This property is in a fix term lease agreement until the 8th of May 2026 paying $470 per week.

I feel the properties current market value to be approximately $490-$520 per week once confirmed to meet rental minimum standards and compliance.

I trust the above will be to your satisfaction and once again thank you for the opportunity to assist with the rental valuation of your property.

If you should have any questions relating to anything at all, please do not hesitate to contact me on 0458 774 575 or gretel@phproperty.com.au

Regards,

Gretel Hitchcock

Gretel Hitchcock
Investment Relationship Manager / Property Manager