



5 September 2025

## TO WHOM IT MAY CONCERN

**RE: 28 Ula Crescent, Baulkham Hills**

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 \$850 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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