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Thursday 13th November 2025

**Appraisal Address**: 15 Shakespeare Street, Spring Gully.

Thank you for inviting me to appraise your property at 15 Shakespeare Street, Spring Gully. I appreciate the opportunity to appraise the property and to subsequently provide further details to you today.

This property currently does not meet minimum standards

- Blackout blinds would need to be installed on the kitchen living areas.

In conclusion, after analysing other similar rentals in the area and taking into consideration the properties age, condition and land size. I feel the properties current market value to be approximately $430-$450 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