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Wednesday 17th June 2026

41 A, B & C Ophir Street, Golden Square 3555

Thank you for inviting me to appraise your property at **41 A, B & C Ophir Street.**

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. I feel the properties current market value to be approximately **$480.00 per week** once confirmed to meet rental minimum standards and compliance.

41A- In a periodic lease paying $465 per week
41B- In a periodic lease paying $450 per week
41C- In a fixed term lease paying $455 per week until the 13th of September 2026

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