

18th March 2026

Bailey

To whom it may concern,

We've completed a rental assessment of 16A Edinburgh Avenue, Singleton, to give you an indication of the property's current rental value.

To provide you with an informed estimate, we've completed a comparable property analysis, which considers:

- Similar properties currently advertised for lease in the area
- Recently leased homes nearby
- Comparable properties within our management portfolio

This approach helps us to ensure that our rental estimate reflects the most accurate and up to date price whilst also considering market conditions.

Estimated Rental Range: \$790.00 – \$820.00 per week

We've provided a rental range to offer some flexibility based on your goals and timeframe

- The lower end is more likely to attract early interest and help secure a tenant quickly.
- The higher end represents a potential return that may be achievable if you're looking to test the market and have no time restrictions

Our aim is always to help you achieve the best possible rental return with minimal vacancy and stress.

Please note that the real estate market is fluid, with rental values subject to frequent fluctuations driven by a range of external factors such as economic conditions, local supply and demand, and seasonal trends. As these conditions can change rapidly, the information provided in this appraisal reflects the market at the time of assessment. We are more than happy to provide an updated rental appraisal at any time, should your circumstances or the market require a refreshed evaluation.

If you'd like to discuss this appraisal further, please don't hesitate to get in touch on (02) 6572 2705.

Yours faithfully



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