

9 December 2025

Glyn Delany & Callum Gilchrist
Summit Real Estate
203 Queen Street
Richmond

Dear Glyn & Callum,

Re: Rental Assessment for 11 Heron Grove, Richmond

We write to confirm that if the property was placed on to the market to let with us at this time, taking into consideration current market trends and renting of similar properties, we would estimate a figure in the region of **\$820** per week to be realistic subject to restrictions on tenancies. The property may be initially offered at a higher rental amount depending on time available to secure tenants.

The above figure is given reflecting the current condition of the property on the basis of an unfurnished medium to long term tenancy. If a property were to be improved by way of decoration and facilities or if you wish to market the property for rent at a later date then we would recommend a fresh assessment be made.

If we are instructed to rent the property we will immediately prepare details and notify all prospective occupants whose requirements match, Summit have an extensive database of prospective tenants and can give our Landlord clients up to 99% occupancy rates.

Please contact me if you have any questions and we look forward to hearing from your vendor if they require our services.

Yours sincerely,

Adele Calteaux
Property Manager