



26<sup>th</sup> September 2025

To Whom It May Concern,

RE: 11/32-34 Springwood Ave, Springwood

Based on a thorough analysis of comparable rentals in the local area, we believe the property has a potential to achieve a rental return in the vicinity of **\$450.00 - \$470.00 per week** under current market conditions.

Should you proceed with the purchase, I would be delighted to discuss our property management services and rental strategies in more detail to help you maximise your investment.

Please don't hesitate to contact me on **0458 534 485** or via email at **[danaan@prd.net.au](mailto:danaan@prd.net.au)** if you have any questions or would like to explore this further.

Thank you.

Danaan Ker  
Business Development Manager  
PRD Penrith

Disclaimer: Please note this is in no way a written valuation but merely our opinion as to the current rental worth of the property and should not be construed as a valuation done by a licensed valuer for a fee.

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