

17 September 2025

To Whom It May Concern,

I have reviewed the current rental market in Turner to provide an estimate for the likely rent achievable at 58 Macleay Street, Turner, a renovated three-bedroom, two-bathroom duplex on a 767 sqm block.

Based on comparable properties and current market conditions, this property would reasonably achieve \$950 per week in rent.

#### Reference Properties

- 7 Hale Crescent, Turner (3 bed, 2 bath, renovated duplex) – Advertised at \$1,100/week.
- 3/47 David Street, Turner (3 bed townhouse) – Leased at approximately \$980/week.
- Turner suburb median for 3-bedroom houses – Currently around \$850/week according to realestate.com.au.

These examples demonstrate that renovated, well-located three-bedroom homes in Turner typically achieve rents in the \$900–\$1,100/week range. Considering its land size and presentation, a rental of \$950 per week for 58 Macleay Street is realistic and supportable.

If you require further detail or a formal rental appraisal report, please let me know.

Kind regards,

Frank Walmsley  
Auctioneer