

12/11/2025

To Whom it may concern,

Property: 11 Duranta Court Crestmead

I am thrilled to introduce myself as your local Property Manager. As a member of this community, I am committed to helping my fellow neighbours navigate the real estate market with ease and confidence.

Based on comparative properties within our portfolio and current market trends, we would anticipate that the property in its current condition would rent for:

\$650.00 - \$700.00 per week

When assessing your property's rental value, we consider several factors to assist in leasing your property promptly. These include comparison properties and current market trends, current supply and demand levels as well as the characteristics and features of the property itself.

We believe it is important to offer realistic rental expectations to ensure that your property is leased with minimal vacancy possible for a better financial return on your investment.

Please do not hesitate to contact me should you wish to discuss this further.



Shirley Lusty

Head of Property Management
0461 321 072
shirley.l@ngurealestate.com.au