McGrath

Your Rental Appraisal

07/03/2026

To whom it may concern,

14 Sherridon Crescent Quakers Hill NSW 2763

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be $800 per week in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact us. We look forward to hearing from you in the near future.

We look forward to hearing from you soon.

Warmest regards,
Jayden Sciuto-Garcia

McGrath WNH
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Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.

Meet the team

McGrath West, Northwest, Hills & Hawkesbury

Meet our dynamic BDM team—Jenna Bax, Kayla Priday, Erica Goodall & Emma Watson —who bring together a powerful blend of local expertise, strategic insight, and a passion for delivering exceptional client experiences. With backgrounds spanning account management, market strategy, and leasing, they work collaboratively to help landlords maximise returns while ensuring tenants feel supported every step of the way.

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About McGrath

It all began in 1988. In a small office in Paddington, Sydney, where John McGrath developed a real estate philosophy based on integrity and transparency, and a process to deliver outstanding results for clients.
McGrath is one of the fastest growing real estate companies in Australia.
An integrated real estate services business, McGrath operates five business units providing residential property sales, property management, mortgage broking, auction services and career training.

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Our Services

Advertising and Marketing

Listing your property on major platforms (REA & Domain) we also conduct weekly inspections with potential tenants. We have a database of over 50,000 tenants that we can market your property. We work with prospective tenants to ensure that we provide a 5 star service.

Tenant Selection

We believe choice is the best option when leasing out your property. We conduct comprehensive background checks, including rental history, employment verification, and reference checks, to ensure we select the best quality tenant for your home. We present all this information to you for your approval.

Compliance

We prioritise a strict adherence to all relevant regulations to ensure our landlords remain compliant. This includes ensuring lease agreements meet the requirements of the Residential Tenancies Act, coordinating necessary safety checks, such as smoke alarm maintenance, Pool safety (if applicable), Blind Cords and Water Efficiency. We also stay up-to-date with legislative changes, such as recent amendments to the laws, to provide landlords with proactive advice and protect their investments from potential issues.

Smoke alarms: Must be serviced every 12 months before and after a tenancy - We will arrange compliance for you once we have a tenant secured.

Water Efficiency: As a landlord you continue to pay for the water rates charges, the water usage (water used per quarter) you can on-charge to the tenants. To do this we must have a water efficiency certificate - we will arrange this for you once we have secured a tenant.

Property Inspections

One of the biggest concerns that an owner has is ensuring that their investment is maintained to the highest standard. We conduct regular routine inspections during the lease to ensure the property is being maintained and any maintenance is being reported. Inspections are performed every 6 months.

Maintenance Coordination

Utilising technology to streamline the maintenance experience for both owners and tenants. Our system is proactive in isolating issues to ensure no costly calls outs and help minimise damage. The system will also look at the depreciation value of the asset and help advise on the best course of action for repairs. We are supported by a network of trusted tradespeople.

Growth of Asset

We closely monitor market trends and rental data to ensure your property is achieving the best possible rent and long-term growth. We regularly review the local market to assess whether your rental rates align with current conditions, advising you on opportunities to adjust rent for maximum return. Additionally, we provide tailored advice on whether renewing a fixed-term lease or leaving the tenancy on a periodic (month-to-month) basis is the best option, based on your financial goals, market dynamics, and tenant circumstances, ensuring a strategy that optimizes both flexibility and profitability.

Ongoing Management of Property

Day-to-day management, including rent collection, handling tenant queries, bill payments, Insurance Claims and NCAT applications and ensuring timely payments to you.

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