



2/557 Gloucester Street, Linwood

31rd October 2025

Ray White Metro Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be **\$470- 510 per week**.

Property Description

The property features three bedrooms, one bathroom, and an open-plan kitchen, dining and living. Heated by heat pump and features partial double glazing. This property is tidy and well-kept with décor throughout. Situated on an easy-care, private, and partially fenced section with a single garage. Great location and is close to all amenities.

Comparable Rental Properties

3/538 Gloucester Street, Linwood	3 bedrooms, 1 bathroom	\$460pw
4/395 Gloucester Street, Linwood	3 bedrooms, 1 bathroom	\$510pw

Kind Regards

Daniel Sharp

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AJ McPherson & Associates Ltd Licensed (REAA 2008)

Ray White Metro have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.



RayWhite.



The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised service offerings

Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.