

10/04/2025

12 Lemau Court  
Jubilee Pocket, QLD 4802

To The Property Investor,

Thank you for allowing McGrath Property Management to provide a rental appraisal for your property.

Our rental appraisals are carefully calculated based on a combination of key factors, including:

1. Recent rental prices of comparable properties in your area
2. Comprehensive market knowledge
3. Our extensive experience and understanding of current property market conditions.

We also consider specific aspects of your property, including its location, views, and presentation, to ensure the most accurate valuation.

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Based on our recent inspection, we estimate the current rental price of your property to be:

**\$700 - \$750 PW**

13 Sandpiper Cres, Jubilee Pocket	\$700	Leased March 2025
12 Curlew Court, Jubilee Pocket	\$750	Leased February 2025
31 Moonlight Dr, Jubilee Pocket	\$750	Leased January 2025



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This rental appraisal/rental increase has been prepared for the information of the client. Every care has been taken; however, this is an opinion and market conditions change weekly. The advised rental rate is at the time of writing.