

Your Rental Opinion

McGrath
Guiding you home

January 2026

To Whom It May Concern;

PROPERTY: 15 Crawford Avenue, Gwynneville NSW 2500

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

Taking into consideration the current market strength and comparable rentals, we believe a realistic rental value in its current presentation would be in the vicinity of:

House: \$700 per week

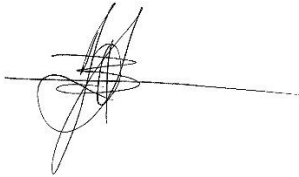
Granny Flat 1: \$300-\$350 per week

Granny Flat 2: \$300-\$350 per week

Should you require any further information or have any further questions, please do not hesitate to contact me direct on 0418 756 657 alternatively via email jadeobyrne@mcgrath.com.au

I look forward to hearing from you in the near future.

Warmest regards,



Jade O'Byrne
Investment Manger | New Client Consultant
McGrath Estate Agents | Wollongong | Thirroul | Dapto
M: 0418 756 657
E: jadeobyrne@mcgrath.com.au

G03/35 Crown Street WOLLONGONG NSW 2500
346 Lawrence Hargrave Drive THIRROUL NSW 2515
33 Baan Baan Road DAPTO NSW 2530

Wollongong Residential Pty Ltd as The Trustee for Wollongong Res Unit Trust 161 139 402
Disclaimer: The appraisal figure in the report represents an estimate of the rent for the above property could reasonably achieve in the current rental market. This estimate is provided free of charge and is not to be considered as being a valuation. It is valid for 30 days from the date of the appraisal.