

11th of February 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a rental market appraisal for the property at **23/45-47 Defiance Road, Woodridge QLD 4114**

After due consideration and research our comparable market report shows this property should achieve a rental in the vicinity of **\$550-\$580** per week.

The figures shown are indicative of the market at the time of completing this report. The rental market is subject to fluctuations, and you may achieve a lower or higher return at the time of advertising the property.

Please note that this appraisal is our opinion of the current market conditions and may differ between agencies based on information available.

If you require any further information, we would be delighted to assist you

Yours Sincerely,

Rebecka Ware
Head Of Property Management
McGrath Estate Agents - Springwood