

30th of January 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a rental market appraisal for the property at **4/147 Kingston Road, Woodridge**.

After due consideration and research our comparable market report shows this property should achieve a rental in the vicinity of **\$380-\$420**.

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