

12/05/2026

To whom it may concern,

**Re: Rental Appraisal**  
**25a & 25b Bulli Road, Toongabbie, NSW 2146**

We refer to the above-mentioned property. Considering the location and condition of the premises, we estimate that the current rental return would be approximately **\$1900 - \$1950** per week.

This appraisal has been prepared solely for the information of the client. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

Should you require any further information, please do not hesitate to contact our office on 0421 250 566 or 0494 364 303.

**Yours faithfully,**  
**McGrath Parramatta**



**Tariq Jameel**  
**Licensed Real Estate Agent**

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