

Your Rental Appraisal

7th May 2025

To whom it may concern,

RE: 241/2C Munderah Street, Wahroonga 2076 NSW

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

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the **vicinity of \$850 - \$900 per week** once the property is made safe to live in and has been renovated. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact me on 0406 381 444, alternatively via email and alanchileungyu@mcgrath.com.au

Warmest regards,

Alan Y

New Client Consultant
0406 381 444
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McGrath Property Management Pty Ltd ABN 121 908 656

McGrath
Property Management

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.