

Your Rental Appraisal

20th October 2026

To whom it may concern,

RE: 612/32-34 Ferntree Place, Epping, NSW 2121

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 $800 - $850 per week in its current presentation**. 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 0402 570 394, alternatively via email and LiamMiles@McGrath.com.au

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

Warmest regards,

Liam Miles
New Client Consultant
0402 570 394
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McGrath
Property Management

54 West Esplanade Manly 2095 NSW
McGrath Manly PM Holdings Pty Ltd
ABN 71 687 430 539

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.