

To Whom it may concern,

Re: 190 Pollock Ave, Wyong

In McGrath Estate Agents professional opinion, we believe the property, in its current condition, would achieve a weekly rent in the vicinity of \$1,250 per week.

This appraisal may vary depending on the supply and demand of other properties and tenants at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate.

The following items were considered whilst appraising the property:

- Condition, presentation, and modifications to the property
- Current tenant demands and rental market
- Comparison to similar properties in the area
- Property features, such as bedrooms, living areas, amenities, location, etc.

Should you require any additional information regarding the above appraisal, or our property management services, please do not hesitate to contact me at chrissmith@mcgrath.com.au

Regards,

Chris Smith

McGrath Estate Agents

M: 0403 710 512

Disclaimer: The above figure represents an estimate of the rent 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. This is valid for two months.

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ETTALONG

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ABN 68 132 166 502

GOSFORD

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F + 61 2 4323 4491
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LONG JETTY

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ABN 12 604 239 143

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F + 61 2 4384 5532
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