

December, 2024

To whom it may concern,

RENTAL APPRAISAL OF 14 MOUNTAIN ASH ROAD, HAMLYN TERRACE

McGrath Property Management is pleased to provide a current rental appraisal for the abovementioned property. It is our professional opinion that the property, in its current condition, would achieve in the vicinity of **\$750 - \$780 per week** in the current market.

This appraisal may vary depending on the supply and demand of other properties 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. In addition, this rental appraisal is subject to the property meeting both Council and Fair Trading compliance requirements.

Should you require any further information, please feel welcome to contact me.

Warmest regards,

A handwritten signature in black ink, appearing to read 'Luann Egan', with a stylized, cursive script.

Luann Egan

New Client Consultant

Mobile: 0431 033 197

luannegan@mcgrath.com.au