



Your Rental Appraisal

16th July 2025

To whom it may concern,

RE: 49 Binya Avenue, Coolangatta QLD 4225

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 \$1,400.00 - \$1,600.00 per week.

This estimate considers important factors like the property's size, condition, amenities, and the current market demand.

Should you require any further information or have any further questions, please do not hesitate to contact me.

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

Warmest regards,

Ben Adams
McGrath Estate Agents Palm Beach
0458 396 999
benadams@mcgrath.com.au

Disclaimer: This appraisal represents the current market value of the property. Please note that under Queensland legislation, rental increases are limited to once every 12 months. Consequently, if the property is tenanted and the last rent increase occurred within the past 12 months, the rental amount cannot be adjusted to match the appraised figure until the 12-month period has elapsed. The appraisal figure in this report represents an estimate of the rent that 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.

McGrath
Property Management