



Your rental appraisal

McGrath

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12 September 2024

To whom it may concern

49 Woodroffe Avenue Main Beach QLD 4217

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 \$2800.00 - \$3000.00 per week.

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

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

Yours faithfully,
McGrath Property Management

Elle Osborne

Elle Osborne
McGrath Estate Agents
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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.

This appraisal estimate reflects the potential rental income the property might achieve in the current market. It is provided free of charge and should not be considered a formal valuation. The estimate is valid for 30 days from the date of this appraisal.

McGrath