

Your Rental Appraisal

16th October
2025

To whom it may concern,

RE : 2 Bradley Avenue Miami QLD 4220

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 \$1300-\$1400 per week in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

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 on 0458 396 199, alternatively via email at rachwitteman@mcgrath.com.au

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

Warmest regards,



Rach Witteman
Business Development Manager
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17 Sixth Avenue
Palm Beach QLD 4221
McGrath Palm Beach Pty Ltd

McGrath
Property Management

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.