

7<sup>th</sup> August 2025

To whom it may concern,

## RENTAL APPRAISAL

### PROPERTY: 59 Cooper Street, Surry Hills NSW 2010

Thank you for giving us the opportunity to assess your property and provide an updated rental appraisal.

Our rental estimate is based on recent successful leases in the area, as well as insights from our extensive McGrath database, which reflects what tenants are currently seeking.

We believe that your property, in its current condition and including the two car spaces, could achieve a rental rate in the vicinity of \$1400 - \$1500 per week, if the property and the car spaces were to lease separately the rent achievable would be as per below:

- House only without car spaces \$1350 pw
- Car spaces between \$50 - \$75 pw each

If you would like to discuss this further or need additional information, please feel free to contact me at 0429 529 146.

Kind Regards



Melissa Rocha  
Business Development Manager  
**McGrath Surry Hills**

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.

**McGrath Estate Agents Surry Hills**  
148 Foveaux Street, Surry Hills NSW 2010  
T 8093 2200  
E [surryhills@mcgrath.com.au](mailto:surryhills@mcgrath.com.au)

BP Surry Hills Sales Pty Ltd ATF The BPG Surry Hills Sales Unit Trust ABN 41 900 411 383  
BP Surry Hills Property Management Pty Ltd ABN 20 154 824 076  
BPSHC Pty Ltd ABN 93 204 880 708