

# Your Rental Appraisal

October, 2025

To whom it may concern,

## RENTAL APPRAISAL OF 2/199 BAY ROAD, TOOWOON BAY

McGrath Property Management is pleased to confirm that the above property is currently leased, achieving \$1,500 per week. If offered for lease in the current market, it is my opinion that the property would achieve similar rental return again.

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,



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**McGrath**  
Property Management

McGrath Property Management

Central Coast Hunter Valley Lake Macquarie Newcastle ABN 57 166 142 243

Disclaimer 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 rental estimate has been provided free of charge and is not to be construed as a valuation. It is valid for 30 days from the date of the appraisal.