Your Rental Appraisal

September, 2026

To whom it may concern,

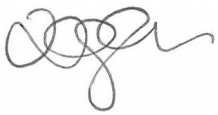
RENTAL APPRAISAL OF 3 / 34 PICNIC PARADE, ETTALONG BEACH

McGrath Property Management is pleased to provide a current rental appraisal for the abovementioned property. It is our professional opinion that the property, in its current condition, would achieve in the vicinity of **$1,000 per week** in the current market.

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,



Luann Egan
New Client Consultant
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McGrath
Property Management

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.