Your Rental Appraisal

25th September 2025

To whom it may concern,

RENTAL APPRAISAL OF 9/217 Oak Road, Matcham, NSW 2250

McGrath Property Management is pleased to provide a current rental appraisal for the above mentioned property. It is our professional opinion that the property, in its current condition, would achieve in the vicinity of **$1250.00—$1350.00 per week.**

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 further any formation, please feel welcome to contact me.

Warmest regards,



Luann Egan
New Client Consultant
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McGrath
Property Management

McGrath Property Management Central Coast
Avoca Beach Ettalong Gosford Long Jetty Terrigal Toukley
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Disclaimer: The appraisal figure in this report represents an estimate of the rent that the above property could reasonable expect to achieve in the current rental market. This 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.