Your Rental Appraisal

October, 2026

To whom it may concern,

RENTAL APPRAISAL OF 2 / 55 KURRAWYBA AVENUE, TERRIGAL

McGrath Property Management is pleased to provide a rental appraisal for the abovementioned property. It is our professional opinion that the property, in its current condition, would achieve **$1,800 per week** in the current market.

Below are comparable properties that were considered for this appraisal.

- 30 Lake Street, Avoca Beach — Leased for **$1,600** in May 2026
- 58 Scenic Highway, Terrigal — Leased for **$1,600** in June 2026
- 27 View Street, North Avoca — Leased for **$1,550** in October 2026
- 12 Pacific Street, Wamberal — Leased for **$1,550** in April 2026

This appraisal may vary depending on the supply and demand of other properties at the time of renting. As an investor you should be aware that rents can fluctuate and are mainly determined by the market and vacancy rate. In addition, this appraisal is subject to the property meeting 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.