



June 2024

**Re: Holiday Appraisal**  
**Property: 11 North Avoca Parade, North Avoca**

We are pleased to provide a holiday rental estimate for the above-mentioned property for McGrath Terrigal.

Based on market comparable listings we believe this house would achieve the following:

**Main House**

**Low Season:** Between \$495 mid-week to \$795+ per night weekend

**High Season:** Between \$595 mid-week to \$1195++ per night weekend

**Holidays | Christmas:** \$1495+ per night

**Occupancy:** 60% averaged per annum

**One Bedroom Flat**

**Low Season:** Between \$145 mid-week to \$200+ per night weekend

**High Season:** Between \$195 mid-week to \$295+ per night weekend

**Holidays | Christmas:** \$595+ per night

**Occupancy:** 65% averaged per annum

**Minimum Night Stay: 2 nights – 7 nights in peak periods**

\*This estimate is based on the current market conditions and the current condition of the home

Warm regards,

**Lane Dixon**

Director

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