

July, 2023

To whom it may concern,

RENTAL APPRAISAL OF 6/15 CLIFF AVENUE, AVOCA 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 \$1,800 - \$2,000 per week in the current market.

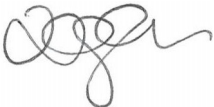
This appraisal may vary depending on the supply and demand of other properties and tenants at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate.

The following items were considered whilst appraising your property:

- Condition, presentation and modifications to the property
- Current tenant demands and rental market
- Comparison to similar properties in the area
- Property features, such as bedrooms, living areas, amenities, location, etc.

Should you require further information on this appraisal or our property management services, please do not hesitate to contact me at your convenience.

Yours sincerely,



Luann Egan
New Client Consultant
McGrath Estate Agents

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E: LuannEgan@McGrath.com.au

Disclaimer: The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. This is valid for two months.

AVOCA BEACH

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Avoca Beach NSW 2251
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ABN 35 625 804 319

ETTALONG

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ABN 68 132 166 502

GOSFORD

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F + 61 2 4323 4491
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