

May, 2024

To whom it may concern,

RENTAL APPRAISAL OF 732 THE ENTRANCE ROAD, WAMBERAL

McGrath Property Management is pleased to provide a current rental appraisal for the above mentioned property. In our professional opinion we believe the property, in its current condition, would achieve a weekly rent in the vicinity of **\$650.00—\$680.00 per week**.

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,



Bec Patterson
New Client Consultant

M: 0401 859 548

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.

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