



February 2025

Re: Holiday Appraisal
Property: 44 Lake Street, North Avoca

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

Based on market comparable listings we believe the home would achieve the below as an estimate;

Main House

Low Season: Between \$395 mid-week to \$695+ per night weekend

High Season: Between \$595 mid-week to \$995+ per night weekend

Holidays | Christmas: \$1495++ per night

Occupancy: 60% averaged per annum

Granny Flat

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

High Season: Between \$2255 mid-week to \$395+ 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 condition of the property and current market conditions

Warm regards,

Lane Dixon

Director

Coast Hosting

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