

Your Rental Appraisal

August, 2026

To whom it may concern,

RENTAL APPRAISAL OF 2/460 TUMBI ROAD, WAMBERAL

McGrath Property Management is pleased to provide a rent appraisal for the properties located at the above address. It is our professional opinion that the properties, in their current condition, would achieve weekly rental returns as detailed below.

- | | | |
|-------------------|-------------------------|-------------------------|
| - Main Property | 4 Bedrooms, 3 Bathrooms | \$1,250 per week |
| - Second Property | 2 Bedrooms, 1 Bathroom | \$550 per week |

This appraisal may vary depending on the supply and demand of other properties 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. In addition, this rental appraisal is subject to the property meeting both Council and Fair Trading compliance requirements.

Should you require any further information, please feel welcome to contact me.

Warmest regards,



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