

McGrath

7th of August 2026

To whom it may concern,

RE: RENTAL APPRAISAL – 86 Cecil Road, Orange NSW 2800

Thank you for the opportunity to appraise your property for rent.

Careful consideration has been taken to provide you with a rental market appraisal for this property in today's market conditions.

To establish a market value, we have carefully considered the premises, size, location, along with current market conditions and similar properties recently leased.

In today's market we believe that 86 Cecil Road would achieve a rental price between \$550 - \$580.

Comparables:

- 11 Elsie Street, Orange NSW 2800
- 270 Phillip Street, Orange NSW 2800
- 8 Dalton Street, Orange NSW 2800

Please do not hesitate to contact us if we can be of any further assistance.

Yours sincerely

Xanthe Keegan
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