

8th November 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 1/8 Stewart Street, Lennox Head.

As requested, I have viewed the property and considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market we believe the property could achieve a rental figure in the vicinity of \$740.00 to \$790.00 per week in the current market.

Closest comparable rental that have recently leased;

1/11 Triton Street, Lennox Head- 3 Bed, 2 Bath, SLUG leased May 2024 for \$785 pw

3/1 Megan Crescent, Lennox Head- 3 Bed, 1 Bath, SLUG leased October 2024 for \$780 p/w

Should you have any queries or would like to discuss your leasing options further please ensure to reach out.

Yours sincerely



Kimberley Virtue  
**New Business Manager**

Encl.

*Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.*

---

**McGrath**

**Ballina**  
176 River St  
Ballina NSW 2478  
+61 2 6618 3399

**Alstonville**  
3/78a Main Street  
Alstonville NSW 2477  
+61 2 6618 3399

**Lennox Head**  
47 Ballina Street  
Lennox Head NSW 2478  
+61 2 6687 6155

**Byron Bay**  
7A/21-25 Fletcher Street  
Byron Bay NSW 2481  
+61 2 6639 1200

Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville  
Capiville Pty Ltd ABN 42 865 194 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head  
Bangalow Hinterford Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay