

26th September 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 42 Phoenix Drive, Tintenbar NSW 2478.

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.

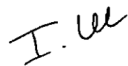
Given a suitable marketing program & current market we believe that the house could achieve a rental figure in the vicinity of \$1200.00 to \$1300.00 per week in the current market.

Closest comparable rentals that have recently leased;

142 Phoenix Drive, Tintenbar – 4 Bed, 2 Bath, DLUG & Double Covered Carport – leased for \$1300.00 per week in November 2024

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

Yours sincerely



Isabella Lee
Business Development 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

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