

McGrath

7th February 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 107 Stoneyhurst Drive, Lennox Head NSW 2478.

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

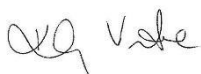
Given a suitable marketing program & current market we believe the property could achieve a rental figure in the vicinity of \$850.00 to \$900.00 per week in the current market.

Closest comparable rental that has recently leased;

16 Triton Street, Lennox Head- 4 Bed, 2 Bath, DLUG leased February 2024 for \$900 per week

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

Yours faithfully,



Kimberley Virtue
BDM & Team Leader of McGrath Lennox Head

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.

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