

# McGrath

29 February 2024

To whom it may concern,

**Property: 31 Beryl Place, Lennox Head NSW 2478**

Thank you for allowing McGrath Lennox Head the opportunity to provide you with a rental appraisal for the above-mentioned property.

Based on the strength of the current market and taking into consideration comparable rentals our opinion the estimate of the current market rental price of the above mentioned property in its current condition would be in the vicinity of \$900 - \$950 per week.

Although every care has been taken in arriving at this figure we stress this is an opinion of a reasonable asking price only. This appraisal may vary depending on the market conditions at the time of renting. Rents can fluctuate during the year depending on the level of supply v demand, this must be taken into consideration when looking to invest in the market.

Kind regards



**Nick Bordin**  
**Principal | Licensed Real Estate Agent**  
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This opinion of value has been prepared solely for the information of the prospective client. Every care has been taken, however we stress this is an opinion only and is not to be taken as a registered valuation. Our comments in relation to likely market rent price are submitted on the basis of comparable rental evidence and on the assumption that existing market conditions will prevail. We reserve the right to review our opinion embodied within this report after 45 days.

## BALLINA

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## BYRON BAY

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## ALSTONVILLE

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## LENNOX HEAD

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