

20th November 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 7 Fox Valley Way, Lennox Head 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 \$850.00 to \$950.00 per week in the current market.

Closest comparable rentals that have recently leased;

32 Montwood Dr, Lennox Head – 4 Bed, 2 Bath, DLUG – leased for \$870.00 per week in October 2025

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

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

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Capvile Pty Ltd ABN 42 865 194 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
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