

3rd October 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 3/2 Condon Drive, East Ballina 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 \$900.00 to \$950.00 per week in the current market.

Closest comparable rentals that have recently leased;

9 Burke Walk, East Ballina – 3 Bed 2 Bath DLUG – leased for \$900.00 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

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176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
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Lennox Head
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Byron Bay
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Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capvile Pty Ltd ABN 42 865 194 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
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