

15th October 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 100 Phoenix Drive, Lennox Head NSW 2478.

As requested, I have viewed the property photos 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;

140 Willowbank Drive, Alstonville – 4 Bed, 2 Bath, DLUG leased September 2024 for \$900 per week  
168 Ballina Heights Drive, Cumbalum – 4 Bed, 2 Bath, DLUG leased August 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 sincerely



Kimberley Virtue  
**New Business 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.*

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**McGrath**

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**Alstonville**  
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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  
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay