

McGrath

2nd July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 5 Antrim Street, East Ballina NSW 2478.

As requested, I have conducted a driveby & considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market I believe the property could achieve a rental figure in the vicinity of \$630.00 to \$680.00 per week in the current market.

Closest comparable rental that has leased;

6 Marsh Avenue, Ballina – 3 Bed, 1 Bath, 2 Car– leased February 2024 for \$620.00 per week– renovated

3 Suvla Street, East Ballina– 3 Bed, 1 Bath, SLUG– leased June 2024 for \$580.00 per week– not renovated

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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