

9th September 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 125a Montwood Drive, 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 \$900.00 per week in the current market.

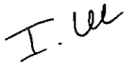
Closest comparable rentals that have recently leased;

76a Stoneyhurst Drive, Lennox Head – 3 Bed, 2 Bath, DLUG – leased for \$850.00 per week in May 2025

127b Montwood Drive, Lennox Head – 3 Bed, 2 Bath, DLUG – leased for \$850.00 per week in May 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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+61 2 6618 3399

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3/78a Main Street
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Lennox Head
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Byron Bay
7A/21-25 Fletcher Street
Byron Bay NSW 2481
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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 ABN 11 143 031 154 T/as McGrath Lennox Head
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