

10th November 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 8 Dune Avenue, Skennars 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 \$1150.00 to \$1250.00 per week in the current market.

Closest comparable rentals that have recently leased;

48 Seaside Ave, Skennars Head – 4 Bed, 2 Bath, DLUG – leased for \$1150.00 per week in July 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.*

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# McGrath

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**Alstonville**  
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**Byron Bay**  
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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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