

McGrath

5th July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 32 Lakeview Cir, East Ballina NSW 2478.

As requested, I have conducted an inspection & 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 \$750.00 to \$800.00 per week in the current market.

Closest comparable rental that has leased;

25 Antrim Street, East Ballina – 4 Bed, 2 Bath, DLUG– leased in July 2023 for \$720 per week.

89 Eyles Drive, East Ballina– 4 Bed, 2 Bath, DLUG– leased in June 2023 for \$750 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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