

4th May 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 45 Fox Valley Way, 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 the house could achieve a rental figure in the vicinity of \$960.00 to \$1100.00 per week in the current market.

Closest comparable rentals that have recently leased;

10 Caloola Road, Lennox Head - 4 Bed, 2 Bath, Double Lock Up Garage - leased February 2025 for \$960.00 per week

19b Sunray Crescent, Lennox Head - 4 Bed, 2 Bath, Double Lock Up Garage & Pool - leased August 2024 for \$1100.00 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

**Ballina**  
176 River St  
Ballina NSW 2478  
+61 2 6618 3399

**Alstonville**  
3/78a Main Street  
Alstonville NSW 2477  
+61 2 6618 3399

**Lennox Head**  
47 Ballina Street  
Lennox Head NSW 2478  
+61 2 6687 6155

**Byron Bay**  
7A/21-25 Fletcher Street  
Byron Bay NSW 2481  
+61 2 6639 1200

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  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay