

McGrath

17th January 2025

To Whom it May Concern

698 Uralba Road, Lynwood NSW 2477

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the abovementioned property.

Based on the current strength in the current market and taking comparable rentals into consideration, we believe a realistic rental would be in the vicinity of \$700 to \$800 per week in the current market.

There are no comparable rentals in this location that have recently leased & we used comparables from Alstonville to support this price range. Included in the rent would be the pool treatment costs. Tenants would maintain the immediate lawn & gardens around the house.

Should you have any questions or would like to discuss your leasing options further please do not hesitate to contact me on 0458 002233.

Yours faithfully,



Kimberley Virtue
**Team Leader &
Business Development Manager**

Disclaimer: The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation.

BALLINA

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BYRON BAY

Shop 7a, 21-25 Fletcher St
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ALSTONVILLE

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Alstonville NSW 2477
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LENNOX HEAD

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