

McGrath

16th July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 23 Longboard Street, Lennox Head NSW 2478

As requested, I have viewed the property photos 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 I believe the home could achieve a rental figure in the vicinity of \$700.00 to \$750.00 per week in the current market.

Closest comparable rental that has leased recently;

9a Sunray Crescent, Lennox Head- 3 Bed, 2 Bath, DLUG leased in January 2024 for \$750 per week.

Given a suitable marketing program & current market I believe the studio could achieve a rental figure in the vicinity of \$500.00 to \$550.00 per week in the current market.

Closest comparable rental that has leased recently;

23a Surf Avenue, Skennars Head- 1 Bed, 1 Bath & off street park leased in June 2024 for \$550 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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