

McGrath

3rd May 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 4 Stirling Street, Lennox Head NSW 2478.

As requested, I have viewed the property listing & 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 3 Bedroom, 2 Bathroom, DLUG Home could achieve a rental figure in the vicinity of \$730.00 to \$780.00 per week in the current market.

Closest comparable rentals that have leased in the past 6 months;

9a Sunray Crescent, Lennox Head NSW 2478- 3 Bed, 2 Bath, DLUG leased in January 2024 for \$750.00 per week

Given a suitable marketing program & current market I believe the 2 Bedroom, 1 Bathroom with off street park Unit could achieve a rental figure in the vicinity of \$610.00 to \$660.00 per week in the current market.

Closest comparable rentals that have leased in the past 6 months;

2A/28 Lakefield Avenue, Lennox Head NSW 2478- 2 Bed, 1 Bath, off street park leased in November for \$660.00 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
Senior Property Manager
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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