

2 Sunhaven Avenue, Skennars Head Rental Appraisal

6th February 2026

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal.

As requested, I have viewed the property plans 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 property could achieve a rental figure in the vicinity of \$1,215.00 to \$1,350.00 per week in the current market. Inc in the rent would be the monthly pool service & tenants pay the treatment costs.

Closest comparable rental that has recently leased;

11 Dune Avenue, Skennars Head - Leased March 2025 for \$1,350 per week

5 Dune Avenue, Skennars Head - Leased December 2025 for \$1,350 per week

If you have any questions or would like to discuss your leasing options further, please don't hesitate to contact me.



Head of Property Management

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.

McGrath

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

Alstonville
3/78a Main Street
Alstonville NSW 2477
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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
Capvale Pty Ltd ABN 42 865 134 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd 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