

24th July 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 19 Amber Drive, 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 \$1350.00 to \$1500.00 per week in the current market. Included in the rent would need to be the lawn and garden maintenance & pool maintenance.

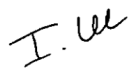
Closest comparable rentals that have recently leased;

10 Sapphire Court, Lennox Head – 4 Bed, 3 Bath, DLUG + Pool & Spa – leased for \$1500.00 per week in July 2024

11 Sand Street, Lennox Head – 5 Bed, 2 Bed, DLUG + Pool – leased for \$1350.00 per week in March 2025

Should you have any queries or would like to discuss your leasing options further please ensure to reach out.

Yours sincerely



Isabella Lee
Business Development 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.

McGrath

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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 11 143 031 154 T/as McGrath Lennox Head
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