

24th July 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 493 Friday Hut Road, Brooklet NSW 2479.

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 \$1200.00 to \$1300.00 per week in the current market.

Closest comparable rentals that have recently leased;

142 Phoenix Drive, Tintenbar - 4 Bed, 2 Bath, DLUG + Double Lock Up Shed - leased for \$1300.00 per week in November 2024

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

Ballina	Alstonville	Lennox Head	Byron Bay
176 River St	3/78a Main Street	47 Ballina Street	7A/21-25 Fletcher Street
Ballina NSW 2478	Alstonville NSW 2477	Lennox Head NSW 2478	Byron Bay NSW 2481
+61 2 6618 3399	+61 2 6618 3399	+61 2 6687 6155	+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 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