

03/02/2026

To Whom it may concern,

Rental Appraisal – 8/5-7 Old Bangalow Road, Byron Bay

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength of the market and comparable rentals in the area, we believe a realistic weekly rental would be \$1,150 per week approx.

Please note that this appraisal is subject to change depending on tenant demand and property availability at the time of leasing. As a property investor, it's important to understand that achievable rent can fluctuate throughout the year and is largely influenced by prevailing market conditions.

Should you have any further information or have any further questions, please do not hesitate to contact me directly.

I look forward to hearing from you in the near future.

Yours faithfully,
McGrath Property Management



Ollie Charkos
McGrath Byron Bay

Disclaimer

"This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that this is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."

BYRON BAY

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