

Your Rental Appraisal

2 July 2026

To whom it may concern,

RE: 53 James Street, Belmont

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 in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of \$550 - \$570 per week, in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact me on 03 5223 2040, alternatively via email sallyrabbas@mcgrath.com.au

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

Warmest regards,



Sally Rabbas
New Client Consultant
03 5223 2040
sallyrabbas@mcgrath.com.au

McGrath
Property Management

188 Moorabool Street
Geelong VIC 3220

McGrath Property Management Pty Ltd ABN 23 809 747
716

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.