

# Your Rental Appraisal

3rd July 2025

To whom it may concern,

RE: 85 Coolalta Drive, Nulkaba NSW 2325

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 \$750 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 0421 087 973, alternatively via email [tinaedwards@mcgrath.com.au](mailto:tinaedwards@mcgrath.com.au)

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

Warmest regards,



Tina Edwards  
Property Manager  
0421 087 973  
[tinaedwards@mcgrath.com.au](mailto:tinaedwards@mcgrath.com.au)

80 Vincent Street  
Cessnock NSW 2325

**McGrath**  
Property Management

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.