

Friday, October 24, 2025

To Whom it May Concern,

Rental Appraisal at 24 Lee-Ann Crescent Cessnock, NSW 2325

McGrath Property Management is pleased to provide a current rental appraisal for the above-mentioned property. It is our professional opinion that the property, in its current condition, would achieve in the vicinity of \$600.00 - \$620.00 per week.

This appraisal may vary depending on the supply and demand of other properties at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate. In addition, this rental appraisal is subject to the property meeting both Council and Fair-Trading compliance requirements.

Should you require any further information, please feel welcome to contact me.

Warmest regards,

SBird

Shannon Bird
Head of Property Management
02 40743891
shannonbird@mcgrath.com.au

McGrath

Cessnock	Maitland
4038 1300	4074 3888

McGrath HV Pty Ltd 51 641 671 918
The Trustee for McGrath HV Property Management Trust 24 296 019 093