

Monday 15th January 2025

To whom it may concern,

RE: 11 Mulbring Street, Aberdare NSW 2325

Thankyou for allowing McGrath Hunter Valley Property Management the opportunity to provide you with a current rental appraisal for the above mentioned property.

When looking at current market activity and recently leased comparable properties, we believe the above property would achieve a rental return in the vicinity of **\$470 - \$490 per week.**

Should you require any additional information in regard to the above appraisal or our property management services, please do not hesitate to contact me on 0421 087 973 or at tinaedwards@mcgrath.com.au, or contact the office on 02 4038 1300.

Yours faithfully



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McGrath

Avoca Beach 4382 2222	Ettalong 4344 5544	Gosford 4323 4833	Hunter Valley 4038 1300
Lake Macquarie 4949 4801	Long Jetty 4331 8000	Terrigal 4384 4566	Toukley 4392 2065