

Friday, October 31, 2025

To Whom it May Concern,

Rental Appraisal: 13 Balmoral Avenue, 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 subject to inspection, would achieve in the vicinity of \$600.00 - \$640.00 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
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McGrath

Avoca Beach 4382 2222	Ettalong 4344 5544	Gosford 4323 4833	Lake Macquarie 4949 4801
Long Jetty 4331 8000	Newcastle 4081 9700	Terrigal 4384 4566	Toukley 4392 2065

JMB (NSW) Pty Ltd 96 093 402 021
Gosford WSB Pty Ltd atf Gosford WSB Unit Trust 57 166 142 243