

# McGrath

Monday, 1 July 2024

To Whom it may concern,

**RE: Rental Appraisal 4/40 North Avenue, Cessnock**

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 **\$400 - \$420** 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](mailto:tinaedwards@mcgrath.com.au), or contact the office on 02 4038 1300.

Yours faithfully



Tina Edwards

McGrath Hunter Valley Property Management

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