

Your Rental Appraisal

27/06/2025

To whom it may concern,

RE: 3/2 Victoria Street, Botany

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 \$1200 - \$1250 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 0406 381 944, alternatively via email and johnbyrnes@mcgrath.com.au

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

Warmest regards,



John Byrnes
New Client Consultant
0406 381 944
johnbyrnes@mcgrath.com.au

McGrath
Property Management

270 Clovelly Road, Coogee NSW 2034

McGrath Property Management Pty Ltd ABN 50 121 908 656

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.