

Your Rental Appraisal

12th November 2025

To whom it may concern,

RE: 1252 Old Melbourne Road, Gordon

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

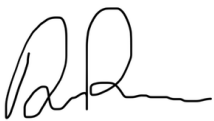
Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of **\$590-\$610 per week**.

This is based on its current presentation and 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 0431 387 323, alternatively via email at amandarobinson@mcgrath.com.au.

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

Warmest regards,



Amanda Robinson

Property Manager

0431 387 323

amandarobinson@mcgrath.com.au

2/22 Fiskin Street

Ballan VIC 3342

TNE Holdings Ballarat Pty Ltd ABN 90 631 439 720

(an independently owned and operated franchise business) t/as McGrath Ballarat

McGrath
Property Management

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.