

# McGrath

6<sup>th</sup> March, 2026

RE: RENTAL ESTIMATION:

342 RUSSELL STREET, WEST BATHURST, NSW 2795

We wish to confirm that an expected rental income has been considered on the proposed property known as 342 Russell Street, West Bathurst.

In the current market, our opinion of market rent is \$470-\$490 p/week in the current state. With new carpet and paint our opinion of market rent is \$530-\$550 p/week.

Should you wish to discuss this matter further please do not hesitate to contact me.

Kind Regards,



Todd Houghton  
McGrath Real Estate