

McGrath

18th August 2026

RENTAL APPRAISAL | 342 RUSSELL STREET | BATHURST

Thank you for the opportunity to provide a current rental appraisal for the above-mentioned property. McGrath Central West is pleased to present the following assessment based on current market conditions.

Based on the current market conditions and after considering comparable rental properties, we believe a realistic rent return for the property, in its current presentation, would be in the vicinity of \$680.00 - \$720.000 per week.

Should you have any further questions or require additional information, please do not hesitate to contact me.

Yours sincerely,



Todd Houghton

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Mcgrath Central West

Disclaimer: The Appraisal figure in this report represents an estimate of the rent that the above property could reasonably 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 the appraisal.