



21 August 2025

To Whom It May Concern,

Re: RENTAL APPRAISAL – 2 YARRAL AVE, TAMWORTH

Thank you for allowing us the opportunity to offer a rental appraisal on the above-mentioned property, 2 Yarral Ave.

After inspecting the property, and comparing it to similar properties for lease, we estimate it will attract a rental return of \$580.00 to \$600.00 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting. It is also important for you as a property investor to understand that rents can fluctuate during different times of the year and are predominately determined by the market.

We understand the importance of a strong, strategic & integrated marketing campaign implemented by a professional and motivated property management team, and it will be our objective to deliver this to you to ensure the best possible outcome is achieved.

I hope this information will assist you; if I can be of any further assistance, please don't hesitate to contact me.

Yours Sincerely,

Julianne Cullen

BDM & Asset Manager

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