

Wednesday 4th February 2026

To whom it may concern,

Re: RENTAL APPRAISAL – 21 EMERALD AVENUE, TAMWORTH

Thank you for allowing us the opportunity to offer a rental appraisal on the above-mentioned property, 21 Emerald Avenue.

After viewing the property, and comparing it to similar properties for lease, we estimate it will attract a rental return of \$710.00 to \$730.00 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 and 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,

Natalie Graham

Department Head Property Management &
Business Development Manager

McGrath Tamworth

E Nataliegraham@mcgrath.com.au

M 0429 661 411

W mcgrath.com.au