

Thursday, 4<sup>th</sup> June 2026

To whom it may concern,

**Re: RENTAL APPRAISAL – 104 EDWARD STREET, TAMWORTH**

Thank you for allowing us the opportunity to offer a rental appraisal on the above-mentioned property, 104 Edward Street.

After viewing the photos and floor plan, 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 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 Estate Agents  
McGrath Tamworth  
**M** 0429 661 411  
**E** [nataliegraham@mcgrath.com.au](mailto:nataliegraham@mcgrath.com.au)  
**W** mcgrath.com.au