

April 22nd 2025

To Whom It May Concern,

Re: Rental Market Appraisal

Pty: 9 Boomerang Street, Cessnock NSW 2325

Thank you very much for the opportunity to provide you with a market appraisal of the above- mentioned property.

It is our considered opinion that the above property based on comparable pricing evidence and today's market climate, would have an estimated rental return of the approximately \$590 - \$645 per week.

If you have any questions regarding this matter, please do not hesitate to contact me on 4933 5544.

Yours faithfully

First National Real Estate Maitland



Jade Tweedie

Class 1 Licenced Real Estate Agent / Principal, Partner

Disclaimer "agent declares interest"

This appraisal is prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. The above should be seen as a guide only and the final amount will be determined by the market at the time of leasing. We always recommend a further inspection if/once any works are completed to ascertain any changes within the market in that time and the quality of works completed represent the pricing point.