



# Rental Appraisal

July 2025

To whom it may concern,

RE: 153 Singer Street, Wynnum

Thank you for the opportunity to appraise this property for its rental value. In our opinion, the property would rent in the current conditions for \$1,200 - \$1,300 per week.

When assessing the rental value of a property, we consider factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends compared to other properties on realestate.com.au. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a Tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame.

It may depend on your personal situation as to the rent asked. If you require a Tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback Tenants inspecting provide. In the current tight rental market, we would need to be proactive and adaptable to pricing to meet the market. We will keep you informed.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of Property and the market activity.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals

Rod McEwan  
Director | Property Management  
0448 777 755  
rodmcewan@mcgrath.com.au

Shop 4, 70-78 Bay Terrace  
Wynnum Qld 4178  
Shaloma Pty Ltd ABN 68 609 771 333

**McGrath**  
Property Management

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to 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 this appraisal.