



October 2024
Potential Buyer of
23 Mcgrath Street, Waterford West QLD 4133

Dear Potential Buyers

RE: Rental Valuation – [23 Mcgrath Street, Waterford West QLD 4133](#)

Thank you for the opportunity to provide a rental valuation for the above property. We have conducted market research and compared this property to similar other properties in the local area to determine the possible achievable weekly rental if we were to advertise for a tenant today. Comparable rental properties within the immediate area (within 500mtrs) are:

38 MUCHOW ROAD, WATERFORD WEST QLD 4133 \$540 per week FOR RENT OCTOBER 2024

12 LAVENDER STREET, WATERFORD WEST QLD 4133 \$500 per week FOR RENT SEPTEMBER 2024

15 MOFFATT ROAD, WATERFORD WEST QLD 4133 \$520 per week RENTED SEPTEMBER 2024

53 MUCHOW ROAD, WATERFORD WEST QLD 4133 \$530 per week RENTED JUNE 2024

20 HOLLES STREET, WATERFORD WEST QLD 4133 \$500 per week RENTED MAY 2024

We believe this property could conservatively **achieve a weekly rent of \$510 - \$560 per week** in the current market. *Please note that the anticipated rent is based on the current market at the time this appraisal was made*

Should you have any further queries about this valuation, or would like to enquire further about our services, please feel free to contact us.

Kind Regards,


Bibian Bolante
Business Development Manager

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