

Tuesday, 22 September 2026

TO WHOM IT MAY CONCERN

RE: 30/31 Blackwood Street Townsville City QLD 4810

Thank you for allowing McGrath Property Management the opportunity to provide you with a rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental for would be in the vicinity of **$530 - $570** per week.

Property management should be an enjoyable experience and it's our job at McGrath to ensure your investment journey is just that. Our job is to protect your asset, ensure it's the most profitable it can be and to make it worry free.

At McGrath Townsville we rent properties on average 30 days faster than the Townsville market average, meaning an extra months' rent in our owners' pockets.

Should you have any further questions about this appraisal or our services, please do not hesitate to contact us on the below.

Yours sincerely,

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McGrath
Property Management

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Disclaimer: The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market at the date the estimate is made. This estimate is provided free of charge and is not to be construed as being a valuation. There are a number of imponderable and variable facts and matters which can affect the accuracy of the rental price given, including but not limited to the following; interest rates, changes in zoning and planning classifications, local market fluctuations, general state of the economy, changes to the property itself or neighbouring properties, the amount of exposure the property receives from the marketing campaign. The accuracy of any information obtained from a third party and used in preparation of the estimate of the rental price cannot be guaranteed.