

Tuesday, 08 July 2025

To Whom It May Concern,

**Re: Rental Market Appraisal**  
**Pty: 48 Ferraby Dive, Melford NSW 2323**

We can confirm that the property is currently leased to good tenants in lease until 2<sup>nd</sup> October 2025, returning \$520 per week. We note the rent is due for review come that time.

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**

*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.*