PH PROPERTY

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29 MUNDY STREET BENDIGO
RECEPTION@PHPROPERTY.COM.AU

Thursday 13th November 2025

Appraisal Address: 44 Race Street, Flora Hill, VIC 3550

Thank you for inviting me to appraise your property at 44 Race Street, Flora Hill, VIC 3550.
I appreciate the opportunity to appraise the property and to subsequently provide further details to you today.

This property currently meets minimum standards.

In conclusion, after analysing other similar rentals in the area and taking into consideration the properties age, condition and land size. I feel the properties current market value to be approximately $650.00 - $680 per week once confirmed to meet rental minimum standards and compliance.

I trust the above will be to your satisfaction and once again thank you for the opportunity to assist with the rental valuation of your property.

If you should have any questions relating to anything at all, please do not hesitate to contact me on 0458 774 575 or gretel@phproperty.com.au

Regards,

Gretel Hitchcock

Gretel Hitchcock
Investment Relationship Manager / Property Manager

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Tuesday 21st October 2025

Appraisal Address: 7 Susan Street, Ironbark 3551

Thank you for the opportunity to appraise your property at 44 Race Street, Flora Hill, VIC 3550. It was a pleasure to assess the property, and I am pleased to confirm that it is in excellent condition, meeting all necessary minimum standards.

After considering comparable rental properties in the area, along with the property's age, condition, and land size, I estimate its market rental value to be between $650.00 and $680.00 per week, provided that all rental minimum standards and compliance requirements are confirmed.

I trust that this valuation meets your expectations. Should you have any questions or require additional information, please do not hesitate to contact me at 0458 774 575 or via email at gretel@phproperty.com.au.

Thank you once again for allowing me to assist with your rental valuation.

Regards,

Gretel Hitchcock
Investment Relationship Manager / Property Manager