PH PROPERTY

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26th March 2025

To Whom It May Concern,

Property Appraisal: 34 Myers st, Bendigo.

Thank you for inviting me to appraise the property at 34 Myers st, Bendigo. I appreciate the opportunity to view the property and to subsequently provide further details to you today.

In conclusion, after analyzing other similar rentals in your area and taking into consideration the properties age, condition, improvements and land size. I believe the rental value to be $580 per week. However, converting the formal dining room into a third bedroom could potentially increase the rental value to $620 per week.

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 0429 038 011 or catherine@phproperty.com.au at any time.

Yours faithfully,



Catherine Beecroft

Rental Department Manager