PH PROPERTY

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6th August 2026

To Whom It May Concern,

Property Appraisal: 33 Wesley Street, Kangaroo Flat

Thank you for inviting me to appraise the property at 33 Wesley Street, Kangaroo Flat. 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 market rental value would be $440 per week. Before putting on the rental market we will need to get a minimum standards check done as well as the electrical, gas and smoke alarm compliances.

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
Property Manager