PROPERTY

A5/8-16 Rohs Road, East Bendigo 03 5454 1999

ABN 57 121 254 500 Trading as PH Property
Licensed estate agent

Director Bradley John Hinton CEA (REIV)
Licensed estate agent

2nd November 2026

To Whom It May Concern,

Property Appraisal: 38 Ellis Street, Flora Hill

Thank you for inviting me to appraise the property at 38 Ellis Street, Flora Hill. 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 $460 per week.

Before putting on the rental market the property must have following completed, a minimum standards check, electrical, gas and smoke alarm compliance checks. Property must also comply with Under section 68 of the Act, the Residential Rental Provider has a duty to maintain the premises in good repair.

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
Director / Rental Department Manager