PH PROPERTY

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Director Bradley John Hinton CEA (REIV) Licensed estate agent

27th May 2026

To Whom It May Concern,

Property Appraisal: 149 Holdsworth Road, North Bendigo

Thank you for inviting me to appraise the property at 149 Holdsworth Road, North 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. Plus once confirmed to comply with rental minimum standards.

I believe the current market value would be $400 per week. Please note the current tenancy is achieving $385 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
Director/Rental Department Manager