

15th April 2025

To Whom It May Concern,

Property Appraisal: 191 Holdsworth Road, North Bendigo 3556.

Thank you for inviting me to appraise the property at 191 Holdsworth Road, Eaglehawk. I appreciate the opportunity to view the property and to subsequently provide further details to you today.

In conclusion, after analysing other similar rentals in your area and taking into consideration the properties age, condition, improvements and land size. I feel the properties current market value to be \$560-580 per week.

Before listing the property on the rental market, we will need to complete a minimum standards check, along with ensuring compliance for electrical, gas, and smoke alarm requirements.

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 0422383627 or [Kyle@phproperty.com.au](mailto:Kyle@phproperty.com.au) at any time.

Yours faithfully,



Kyle Burton  
Property Manager