

17th June 2025

To Whom It May Concern,

Property Appraisal: 4 Hoy Street, North Bendigo

Thank you for inviting me to appraise the property at 4 Hoy Street, North Bendigo. 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 \$540- \$560 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
Director / Investor Relationship Manager