

28<sup>th</sup> November 2025

Dear Investor

Thank you for the opportunity to provide you with an appraisal on 31 Birkett St Bedford WA 6052

When it comes to your property investment, we know it's all about three key considerations –rental yield, asset protection and risk minimization - not just a focus on collecting rent.

To assist our clients in achieving the maximum return in their investment, we have instilled our years of experience to the following approach:



Our Rental Value Research takes into consideration a range of factors including the property's features, location and market conditions, so you can make an informed decision.

This research indicates the rent for your property would achieve approx. \$950 - \$1000 per week.

We will be in touch shortly to share with you how we would approach managing your property investment to achieve the maximum return for you.

Yours Sincerely

Colleen Laverty  
Investment Manager  
0407 832 235



NB: This opinion has been prepared solely for your information and not for any third party. Every care has been taken in arriving at the above figure. We stress that this is a market opinion only and NOT sworn valuation.