

29<sup>th</sup> July 2025

**RE: 54 Somerset Road, Kedron, 4031**

To Whom It May Concern,

Thank you for the opportunity to provide you with a rental appraisal for the property at  
**54 Somerset Road, Kedron, 4031.**

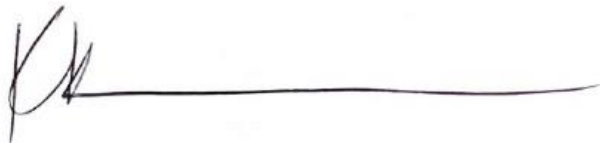
Through our detailed research of comparable properties, we believe that if renovated, this five-bedroom, two-bathroom house will successfully rent for \$1150-\$1250/week. If rented as two separate dwellings, we believe that the upstairs would achieve \$750-\$775/week whilst the downstairs would achieve \$500-\$525/week.

At Odyssey Property Concierge, we are committed to our people, our clients and our tenants for the long term. We are committed to delivering *outstanding experiences, heartfelt service* and *authentic connections* to all who cross our paths.

And we aren't just another property management service. We are built on a desire to serve our community of property owners, tenants, trades people, in a market where for so long, the relationships were stagnant, torpid, and immovable.

If you have any further questions please do not hesitate to contact our office, or myself directly on 0434 509 169.

Warm Regards,



Kieran Kannan  
**Principal**

**Odyssey Property Concierge**

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"To make your everyday, exceptional."