PROPERTY NAME

Current estimated capital value
£391,000

Capital value range
£352,000 to £430,000
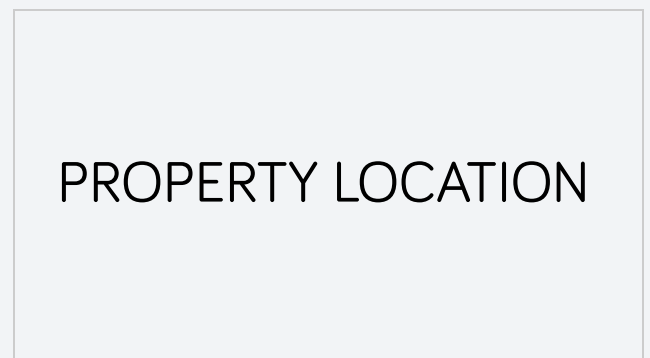
Confidence level
Medium

Last recorded sale
No records

Value change from last recorded sale
No records

Estimated rental value (per month) / gross yield
£960 / 2.9%

Subject property location

PROPERTY LOCATION

Source: Google

This property has been valued using Hometrack's Automated Valuation Model (AVM). The key outputs for this are the **estimated capital value**, the **capital value range**, the **confidence level**, and the **estimated rental value and gross yield**.

Estimated capital value: This is the most probable sale price of the property in average condition when sold on the open market. This is based on the information provided when you ordered the report, plus available market information on sales and mortgage valuations for similar properties in the local area at the date of valuation.

Capital value range: This is the range of values within which the subject property is likely to fall. It takes into account additional factors such as aspect and plot size. There is a 68% probability that the value of this property will fall within this range.

Confidence level: Hometrack's AVM provides an indication for the accuracy of each valuation, banded into high, medium and low. A high confidence level indicates that the valuation is likely to be more accurate.

Estimated rental value and gross yield: This is the most probable rental value per month when let on the open market. This is based on the information provided when you ordered the report, plus available market information on rental levels. Gross yield is the rent expressed on an annual basis, as a percentage of the estimated capital value.

Overview

This report provides an automated property valuation and additional local market analysis for PROPERTY (the subject property).

The valuation has been created using Hometrack's market-leading Automated Valuation Model (AVM). An AVM is a computer-based model which provides an estimated value by combining a range of statistical techniques and market data. Note that the prices provided in this report are estimated values only.

This report is based upon the following information which was provided during the order process:

Property type	Detached House
Bedrooms	3
Reception	3
Bathrooms	Not provided
Floor area	Not provided
Year built	1936

Valuation date 11 April 2019

The Hometrack Automated Valuation Model can value a property at any date after 1 January 1999. This valuation estimate has been calculated based on the Valuation Date above.

About Hometrack

Hometrack is the residential property market specialist.

We provide objective, board-ready evidence and insight to help our customers make informed business and strategy decisions about the residential property market.

To find out more about us, go to **www.hometrack.com**

iMOVE HOME .com

Comparable properties

The accuracy of an automated valuation will vary according to a number of factors. The most important of these are how similar the subject property is to the rest of the stock in the local area, and the volume of available mortgage valuations and registered sales data for comparable local properties.

Table below shows the ten comparable local properties which were used to estimate the current capital value for the subject property. For each comparable, the table shows the distance to the subject property, the street name, property characteristics and its estimated market value at the date of valuation.

Table – **Capital value comparables for the subject property**

| Distance	Street Address	Type	Beds	Recep.	Floor area	Last sale and date	Est'd current value
107m		Detached House	3	2	166 sqm	£333,000 (Sep 2003)	£506,000
22m		Detached House	5	4	238 sqm	£420,000 (Nov 2018)	£437,000
60m		Detached House	4	3		£115,000 (Oct 1996)	£420,000
159m	LOCAL	Detached House	3	1	112 sqm	£270,000 (May 2014)	£343,000
128m	PROPERTIES	Detached House	4	3	196 sqm	£373,000 (Aug 2006)	£479,000
92m		Detached House	4	2	151 sqm	£250,000 (Dec 2013)	£356,000
103m		Detached House	5	1	255 sqm	£233,000 (May 2004)	£324,000
750m		Detached House	3	3	222 sqm	£312,000 (Apr 2010)	£416,000
127m		Detached House	4	3	193 sqm	£408,000 (Jan 2017)	£468,000
693m		Detached House	3	3	130 sqm	£257,000 (Jun 2015)	£317,000

Source: Hometrack

Performance relative to the local market

This section tracks the historic performance of the subject property's estimated capital value against the change in residential values across the local **AREA** market.

The charts below show the estimated value of the subject property over five years prior to the valuation date. This series is based on an automated valuation of the subject property using the market evidence available up to each date. This is compared to the performance of the local market using Hometrack's house price index for **AREA** to project forward values from the first estimated valuation.

Subject property value over time – estimated and indexed over 5 years

● Estimated capital value ● Local market index
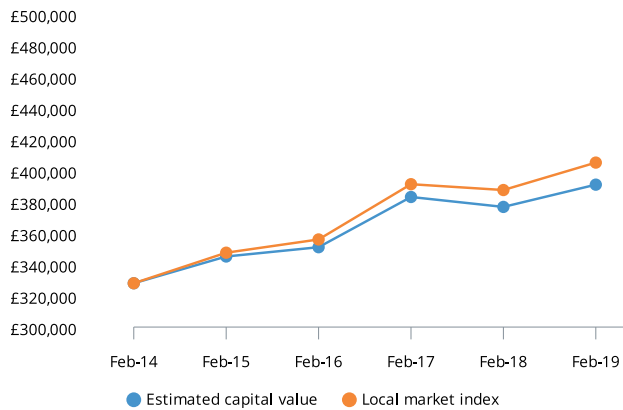
Source: Hometrack

Relative performance of subject property to the local market over 5 years


● Subject property ● Local market
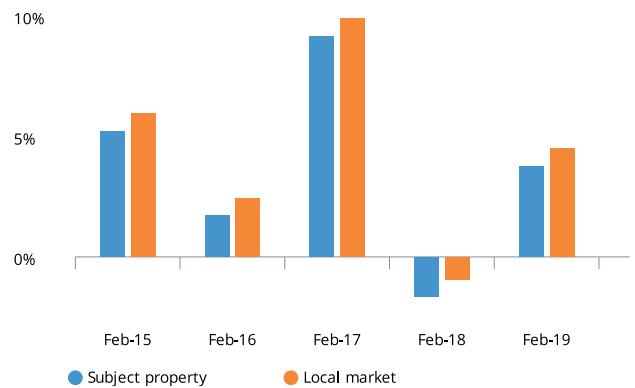
Source: Hometrack

# Price distribution of recent sales and wider market trends

The charts below show the profile of recorded sales by price band for detached houses in **AREA** and the trend in the proportion of the asking price being achieved and the average time to sell across the wider housing market.
Please note that there will typically be a lag of around 3 months on actual sales data.

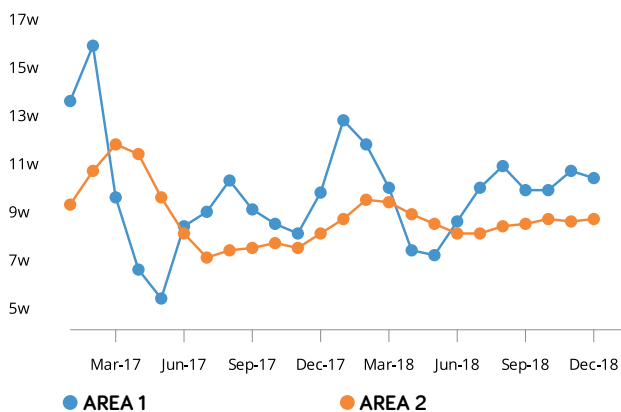## Profile of residential sales in the last 12 months - detached houses in POSTCODE
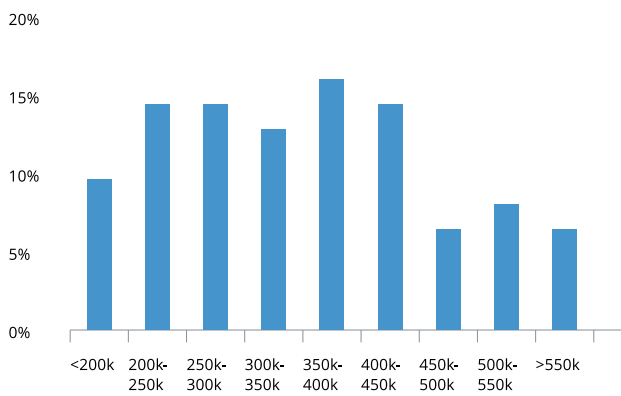
Source: Hometrack

Proportion of the asking price achieved on actual sales
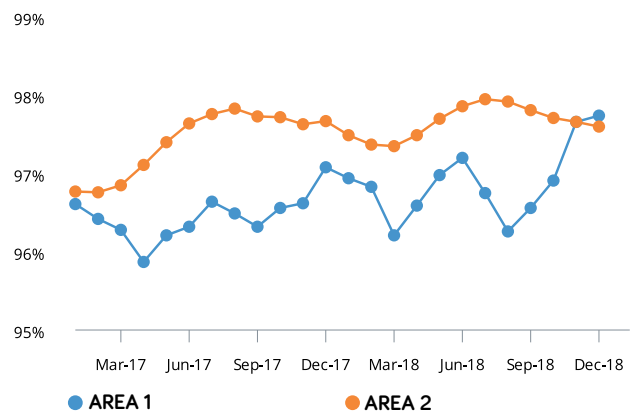
Source: Hometrack

Time on the market to sales completion (weeks)

Source: Hometrack

Recent property sales

The table below shows recent local sales of properties similar to the subject property.

PROPERTY IMAGE	**PROPERTY NAME** 5 bed, 4 reception Detached Property Sold price £420,000 Sold on 8 November 2018	PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 3 reception Detached Property Sold price £365,000 Sold on 9 July 2018
PROPERTY IMAGE	**PROPERTY NAME** 4 bed Detached Property Sold price £360,000 Sold on 2 July 2018	PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 3 reception Detached Property Sold price £408,000 Sold on 6 January 2017
PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 2 reception Detached Property Sold price £299,995 Sold on 26 July 2016	PROPERTY IMAGE	**PROPERTY NAME** 6 bed, 4 reception Detached Property Sold price £650,000 Sold on 5 June 2017
PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 2 reception Detached Property Sold price £367,500 Sold on 12 November 2015	PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 2 reception Detached Property Sold price £330,000 Sold on 17 August 2018
PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 2 reception Detached Property Sold price £310,000 Sold on 30 October 2015	PROPERTY IMAGE	**PROPERTY NAME** 4 bed, 2 reception Detached Property Sold price £250,000 Sold on 18 December 2013

Important note

This report was created by Hometrack, the UK's largest automated valuer of residential property. Hometrack's automated valuations are relied upon by 8/10 of the top UK high street lenders.

The estimated valuations in this report were generated using Hometrack's automated valuation model - a computer model which generates estimated valuations by combining statistical techniques with market data.

This report is intended only for private, non-commercial use by the individual for whom it was generated. The estimated valuations are for general information only and are produced by computers without any inspection of the property or any legal documents relating to it. Hometrack cannot verify the data used to generate the valuation and does not guarantee that this report is accurate, complete or suitable for your intended use.

You should not rely on this report. You should seek professional advice before making any financial or other decision in relation to the property.