

Sample Report

Executive summary

Market rent & sales valuation with confidence level

Create pdf

Property attributes

Click here to view sales valuation

The screenshot shows a web browser window displaying the 'Rightmove Valuation Services' interface. The page is titled 'Executive Summary' and contains the following information:

- Estimated rental value:** £1,010pcm (Std Dev: 17.3%) with a confidence level of D (indicated by a green circle with 'D'). Value if furnished: £1,125pcm.
- Estimated sale value:** £237,000 (Std Dev: 4.3%) with a confidence level of A (indicated by a green circle with 'A').
- Buttons:** 'start again' and 'create pdf report'.
- Property Assessment:**
 - Report date: 10 Jan, 2011
 - Effective date: 10 Jan, 2011
 - Our reference: 2581090
 - Your reference: Sample01
- Property Attributes:**
 - Property Type: House
 - Property Style: Semi Detached
 - Tenure: Freehold
 - Year Built: -
 - Council Tax Band: Band D
 - Bedrooms: 3
 - Living Rooms: -
 - Bathrooms: -
 - Cloakrooms: -
 - Conservatory: -
 - Heating: Unknown
 - Parking: Unknown
 - Condition: Unknown
 - Floor Area: -
 - Mosaic Group: Suburban Mindsets
 - Mosaic Type: Unknown
- Buttons:** 'Details', 'Local map', 'Street View', and 'change attributes'.
- Additional Links:** '(View the Sales Valuation for this property)'
- Rental Valuation Probability:** A section with a text input field for 'Probability this property is worth at least: £' and a 'calculate' button.
- Yield Model:** Estimated Value: £865pcm | Std Dev: 12.9% (with a checked box for 'Include in calculation').

Red arrows from the text on the left point to the 'create pdf report' button, the 'Property Assessment' section, the 'rightmove' logo, the 'View the Sales Valuation for this property' link, and the 'calculate' button.

Review the comparables

Remove inappropriate comparables and recalculate value

Rental History Model: **Not used for this valuation**

No rental history found

Comparables Model: **Estimated Value: £1,160pcm | Std Dev: 10.4%** Include in calculation

[see these on a map](#)

Include:

Address: 71 Friar Road, Of 135 Poverest Row 75 Chislehurst Rr 11 Cambray Roar 1 Hayfield Road, 35 The Greenwa 67 Cray Avenue, 102 Kedleston Dr 13 Cray Avenue, 49 Hood Avenue

Postcode:

Distance: 300m E 400m E 500m SE 500m SE 500m E 500m E <1km E <1km SE <1km E <1km E

Type: **House House House House House House House House House House**

Style: **Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached**

Furnished: Unknown Unknown Unknown **Unfurnished** Unknown **Unfurnished** Unknown Unknown Unknown Unknown

Council Tax: Band E Band D Band D Band E Band D Band D Band D Band D Band D Band D

Indexed Price:	£1,045pcm	£1,305pcm	£1,060pcm	£1,305pcm	£1,045pcm	£1,310pcm	£1,045pcm	£1,200pcm	£1,195pcm	£1,305pcm
Last Rental (Date)	£1,000pcm (18/07/09)	£1,200pcm (29/06/09)	£975pcm (02/04/09)	£1,200pcm (10/02/10)	£1,000pcm (07/05/10)	£1,150pcm (14/10/09)	£1,000pcm (27/05/10)	£1,150pcm (06/05/10)	£1,100pcm (20/04/09)	£1,200pcm (07/01/10)
Beds:	3	3	3	3	3	3	3	3	3	3
Living:	-	2	-	-	-	1	1	-	-	1
Bath:	-	1	-	-	-	1	1	-	-	-
Cloak:	-	-	-	-	-	1	-	-	-	-
Cons'tory:	-	1	-	-	-	-	-	-	-	-
Heating:	Unknown	Gas	Unknown	Unknown	Unknown	Gas	Gas	Unknown	Unknown	Unknown
Floor Area:		110 sqm				110 sqm				85 sqm
Parking:	Unknown	Unknown	Unknown	Unknown	Unknown	Double Garage	Double Garage	Unknown	Unknown	Off Street
Built:	-	-	-	-	-	-	-	-	-	-
Condition:	Unknown	Good	Unknown	Unknown	Unknown	Poor	Good	Unknown	Unknown	Average
Mosaic Type:	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Listing:	Details	Details	Details	Details	Details	Details	Details	Details	Details	Details

[recalculate](#)


Note: the last calculated value is stored for future reference.

Review the Comparables


Savills Global Access - Citrix Presentation Server Client [SpeedScreen On]

Rightmove.co.uk - Windows Internet Explorer
<http://www.rightmove.co.uk/rmplus/property/showPropertyMc.action?propertyId=24863438>

2 bedroom apartment to rent £480 pcm [Print](#)



1 of 4 External



[Sold prices on a map](#)

Description [Map](#) [Streetview](#)

Key features:

Property 1	Property 2	Property 3	Property 4	Property 5
200m W	<100m NW	200m W	200m W	200m W
Flat	Flat	Flat	Flat	Flat
Unknown	Unknown	Converted	Unknown	Unknown
Furnished	Furnished	Unfurnished	Unfurnished	Unfurnished
Band B	Band D	Band B	Band B	Band B
£450pcm	£635pcm	£555pcm	£525pcm	£495pcm
£450pcm (16/12/10)	£600pcm (11/11/09)	£525pcm (02/12/09)	£525pcm (13/07/10)	£495pcm (18/02/10)
2	2	2	2	2
1	-	1	-	-
1	-	2	-	-
-	-	-	-	-
-	-	-	-	-
None	Unknown	None	Unknown	Unknown
47 sqm	-	91 sqm	-	-
None	Unknown	Off Street	Unknown	Unknown
-	-	-	-	-
Good	Unknown	Good	Unknown	Unknown
G32	G32	G32	G32	G32
Details	Details	Details	Details	Details

[recalculate](#)

Note: the last calculated value is stored for future reference.

[one or more comparable properties](#)

Windows Taskbar: Start, Rightmove Valuation..., Inbox - Microsoft Out..., Training course, AVM presentation 7-7..., AVM training course.ppt, Rightmove AVM Feb2..., AVM presentation 7-7..., Rightmove.co.uk - ... 9:02 AM 08/07/2011

Interactive map- Apply local market knowledge

Target property

The screenshot shows a web browser window displaying a Rightmove valuation service. The browser tabs include 'Savills Connect - Home' and 'Rightmove.co.uk'. The page title is 'Rightmove Valuation Ser...'. The main content area features a map of Cray, Kent, with several red house icons representing comparable properties. A red arrow points from the text 'Target property' to one of these icons. The map includes a legend for 'Valued Property' (red house icon) and 'Comparable Property' (orange house icon). A 'recalculate' button is visible in the top right corner of the map area. The map data is attributed to ©2010 TeleAtlas.

Comparables on a map: Showing 10 comparables (Markers represent one or more comparable properties)

Map Satellite Hybrid

Valued Property Comparable Property

* Markers represent one or more comparable property
** Markers represent the centre of postcodes, not exact locations

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