

Sample Report

Executive summary

Market rent & sales valuation with confidence level

Create pdf

Property attributes

Click here to view sales valuation

The screenshot shows the 'Rightmove Valuation Services' web application in a Windows Internet Explorer browser. The page is titled 'Executive Summary' and displays 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').

Below the summary, there are two buttons: 'start again' and 'create pdf report'. The 'Property Assessment' section includes:

- Report date:** 10 Jan, 2011
- Effective date:** 10 Jan, 2011
- Our reference:** 2581090
- Your reference:** Sample01

The 'Property Attributes' section lists the following details:

- 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

At the bottom of the page, there is a 'Rental Valuation Probability' section with a text input field for 'Probability this property is worth at least: £' and a 'calculate' button. Below this is a 'Yield Model' section showing 'Estimated Value: £865pcm | Std Dev: 12.9%' and a checked box for 'Include in calculation'. A link '(View the Sales Valuation for this property)' is also visible.

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/showPropertyMcra.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.

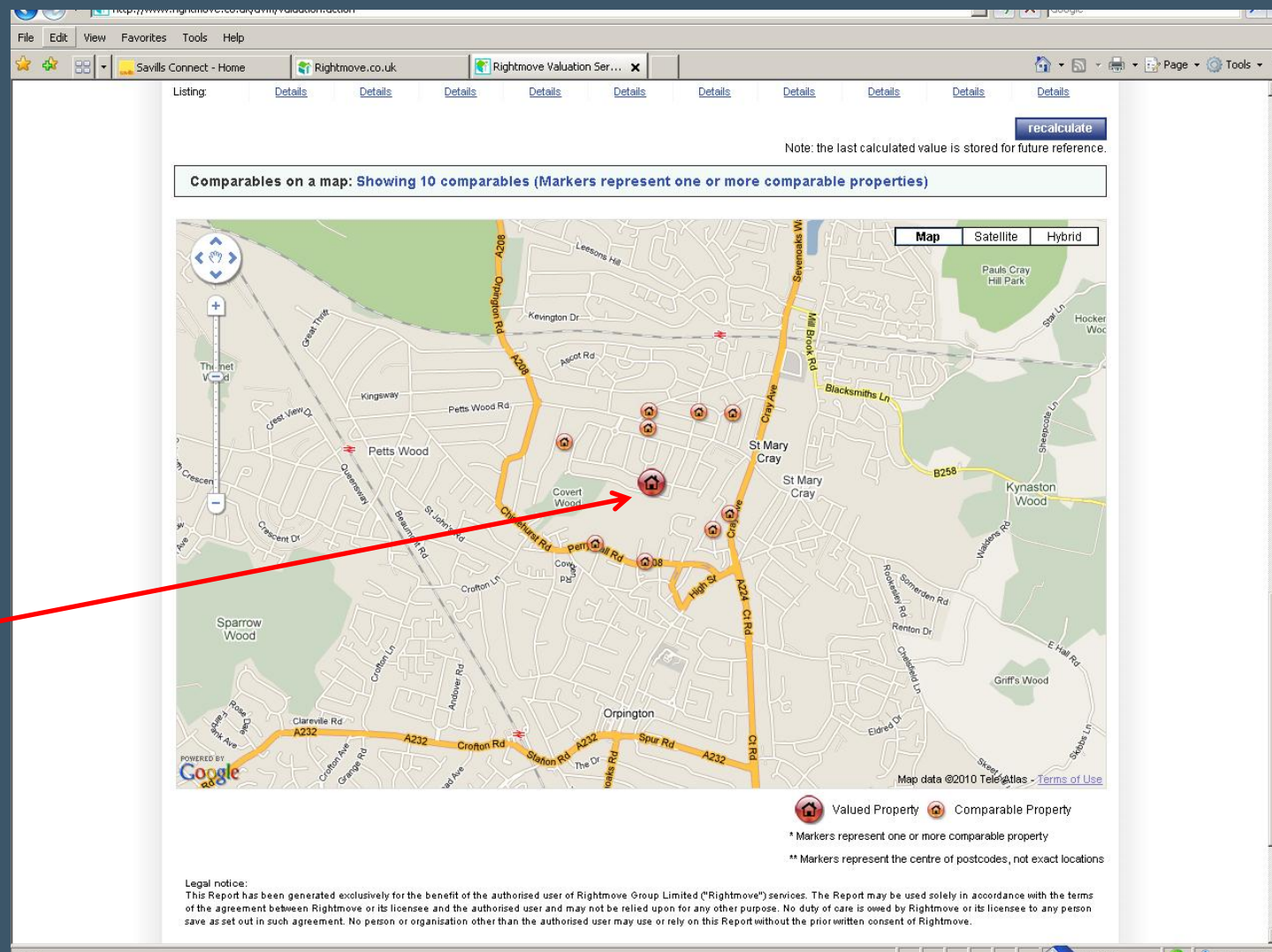
(one or more comparable properties)

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 - ...

System Tray: 9:02 AM, 08/07/2011

Interactive map- Apply local market knowledge

Target property



File Edit View Favorites Tools Help

Savills Connect - Home Rightmove.co.uk Rightmove Valuation Ser...

Listing: Details Details Details Details Details Details Details Details Details Details

recalculate

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

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

Map Satellite Hybrid

Map data ©2010 TeleAtlas - Terms of Use

Valued Property Comparable Property

* Markers represent one or more comparable property

** Markers represent the centre of postcodes, not exact locations

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