



## COMPARATIVE MARKET ANALYSIS

In arriving at an estimate of current market value for your residential property, we are always guided by two critical areas of information:

- recent historical comparable sales, and
- comparable properties that are currently for sale

It is important to understand that no two properties are identical, and in making comparisons with historical sales and properties currently for sale, this research will provide us with a guide only.

A more accurate indication of current market value will be obtained once the property is professionally exposed to the market and genuine buyer feedback obtained.

Ultimately there are only two parties that can establish the true market value of any property:

- a genuine seller, and
- a prudent purchaser

As a client looking to achieve the best possible sale price for your property, we can interpret the market for you, give you the benefit of our knowledge and experience, and guide you to your goal. We look forward to working with you.

Address of Property .....

### RECENT HISTORICAL COMPARABLE SALES

Address	Sale Price	List Price	Days to Sell	Sale Date	Section Size	Floor Area	Rateable Valuation	Bedrooms

### COMPARABLE PROPERTIES CURRENTLY FOR SALE

Address	Current List Price	Days on Market	Section Size	Floor Area	Rateable Valuation	Bedrooms

Estimated Sale Range: \$.....to \$.....