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Property Report Prepared for

9 Norbury Road
Thornton Heath
CR7 8JP

A 2 Bedroom Mid-Terrace House

An Independent Property Report
Prepared By: .
Monday 15 March 2010

The Property Investor PA,

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email: ,
Tel:

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Introduction

An accurate valuation is the key to a successful sale

Every homeowner wonders from time to time how much their property might be worth - and what they could sell it for if they put it on the market. But when they reach the stage of actually signing on the dotted line with an estate agent, they need to be 100 per cent certain that the valuation is genuine and accurate.

Estate Agency in the UK is still an unregulated industry - in fact anyone can become an estate agent, visit your home and place a value on your property, and sellers are right to be cautious.

Sometimes values are incorrect because an agent is simply not experienced enough. Sadly, in other cases, agents will price low in order to sell quickly, or try to win your custom by inflating the value, giving you false hope of achieving a higher price.

But just as you won't want to be out of pocket if your house is under-valued, it is also vital that it isn't over-valued. In this situation, your property could simply sit on the market for months - becoming stale and also prevent you from making your move.

You may also think you have a good idea of what your own home is worth - but again beware! Your ideas could be exaggerated by local rumour or be influenced by less than reliable sources such as newspaper adverts or property portal "for sale" listings. The prices achieved on the sale of a property can be well below the initial asking price.

This report provided by Hometrack - the definitive source of UK housing data and information - is based on factual data ensuring your valuation is accurate.

Your personal Hometrack report includes:

- analysis of the local post code area,
- mix of housing stock details
- average prices for different property types
- price trends
- indicators of market activity
- demand trends
- H M Land Registry historic sales data

Your report also lists comparable properties that have recently been sold in your neighbourhood; it gives the actual address, distance from your property and an up-to-date sale price assessment for each one.

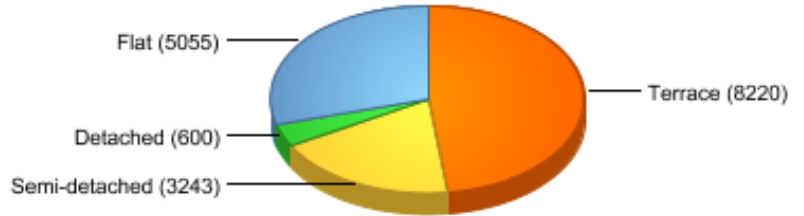
In a typical urban or suburban area, a *Hometrack* report can refer to 25 or more local "comparables" with the same bedroom count, similar numbers of reception rooms and of the same type and style. Most importantly of all, the figures are all based on actual achieved sale prices on properties that have recently sold rather than asking prices.

Our aim is to achieve the best possible result for you and that starts with giving accurate, verifiable price advice.

Residential Stock in CR7

Property Types

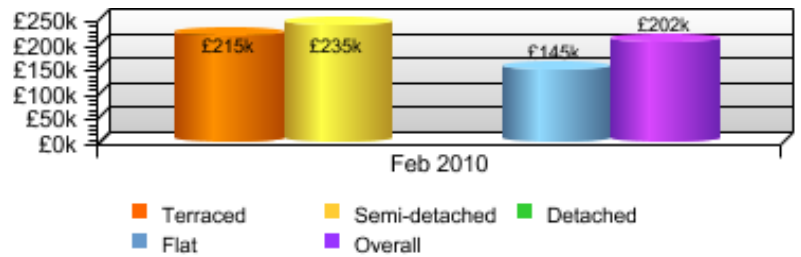
The split of property types in your postcode based on census data. The make up of property stock within your postcode district is not static. However, changes are infrequent being dependent upon publication of Census data.



Average Prices in CR7

Average Prices

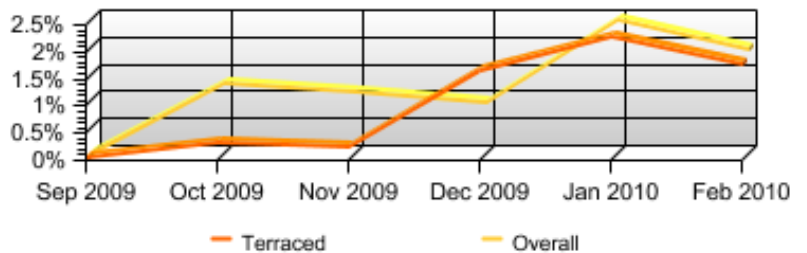
The average value of each property type, in your postcode district, as well as the average price of all properties in this postcode. If you seek a specific value that is above the average the marketing of your property will need to highlight the positive features of the home that make the property "unique".



Price Trends in CR7

Price Trends

The percentage change in average prices for the postcode. In areas where property sales of a house type are very low a figure may not be quoted as this figure may not be a true reflection of the market.



Agents' sentiment for CR7

Estate agents' Monthly Sentiment

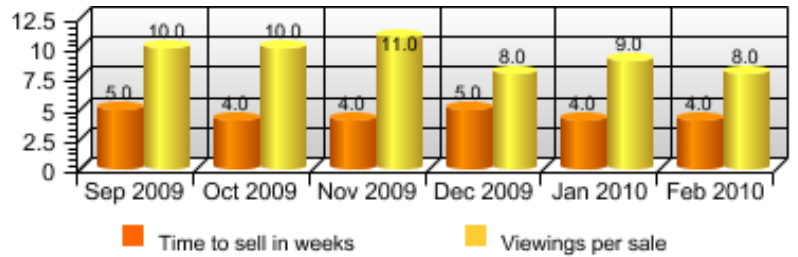
This compass gives a snapshot of how the market is performing in this postcode at the present time. This is reassessed every month and provides a good indicator as to how local estate agents are seeing the market.



Market Activity in CR7

Time to Sell

This is an analysis of how long, on average, it takes to get an offer accepted from when the property was first put on the market in your postcode district; the less time it takes to get an offer, the more buoyant the market. Time in addition to this should be allowed for the sale to go through, e.g. surveys, mortgage offer, exchange of contracts, etc.



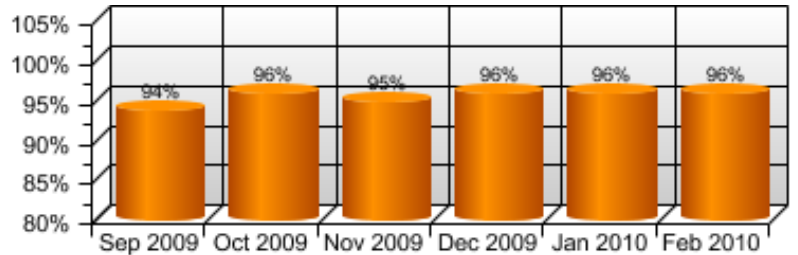
Viewings per Sale

This data gives an indication of the average number of viewings before an offer is made in CR7.

Price Achieved as a Percentage of the Asking price, in CR7

Sales to Asking Price

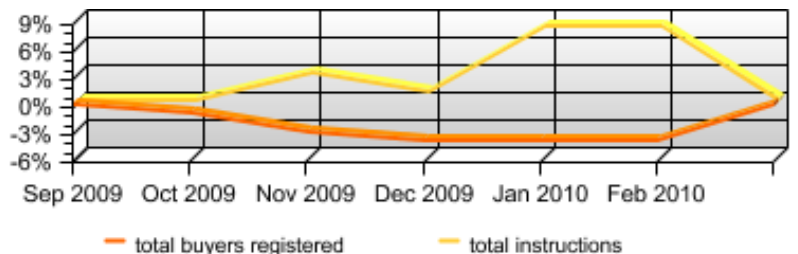
Changes in the ratio between achieved and asking prices are an early indicator of market shifts. In a strong market this percentage is close to 100%, in a weaker market it drops to below 95%.



Market Demand in CR7

Buyers & Sellers

The monthly percentage change in number of new buyers registering and the change in properties available in your postcode district over recent months. Changes in the number of new buyers can be seen as a leading indicator of future market activity for the area. Change in the ratio of new buyers to new properties can have an impact on the overall market in your area.





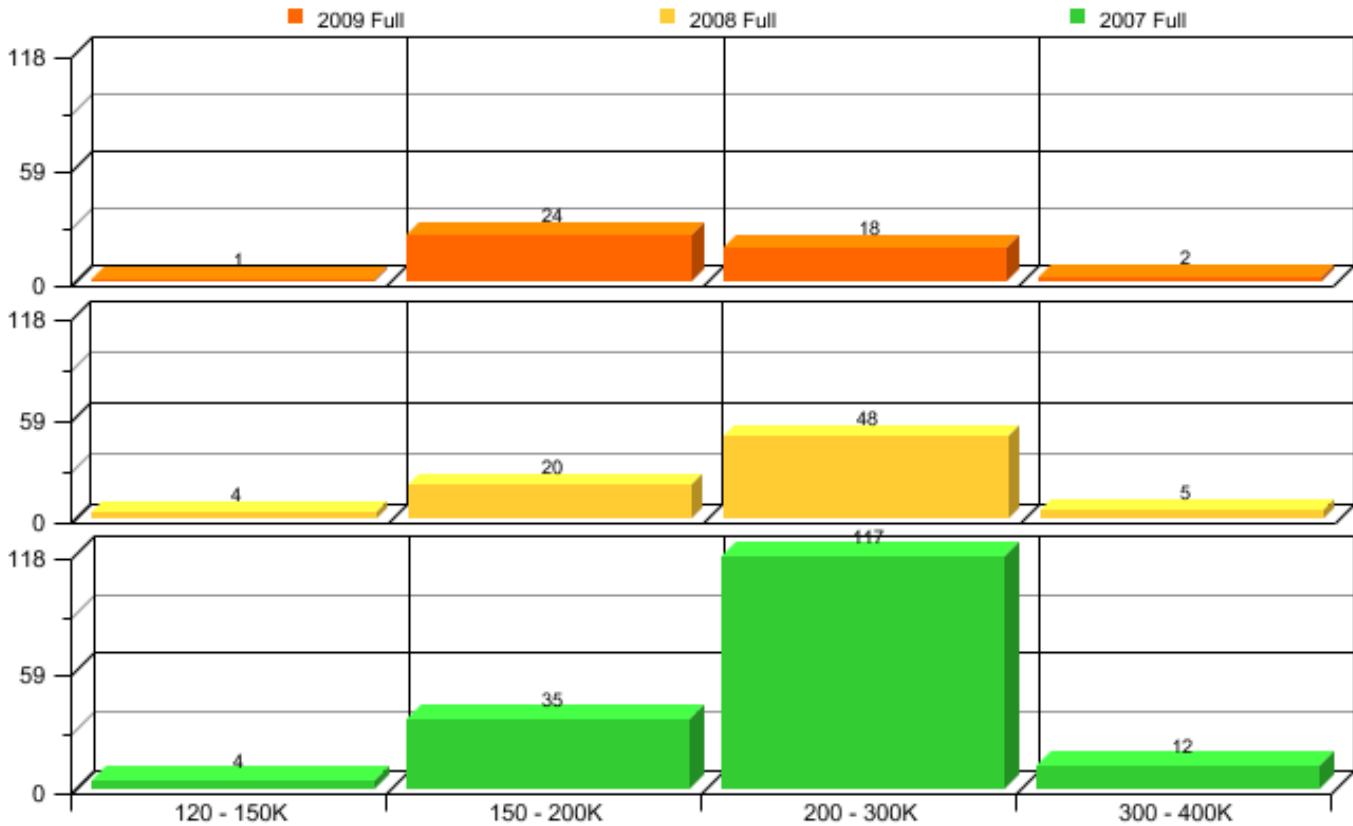
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Residential Stock in CR7 8

HM Land Registry

Historic sales data from the HM Land Registry illustrates the local price band activity for your property type within your Postcode Sector e.g. CR7 8.

Although HM Land Registry data is precise for those property sales recorded it may not be fully representative of your market. Each property sale has to be registered with HM Land Registry within 6 months of completion. HM Land Registry applies no weighting or adjustment to the information collected. The published data provides simple averages. HM Land Registry also states that not all properties are registered within a postcode sector.



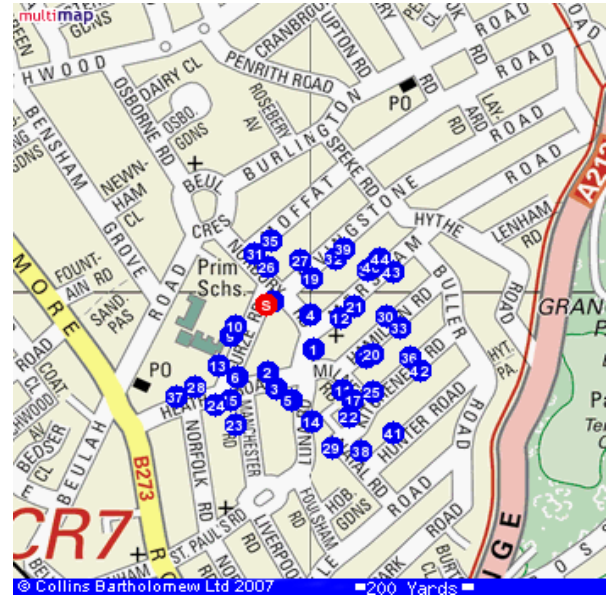
	2009 Full	2008 Full	2007 Full
Property Count	45	77	168
Average Price	207473	226597	231924

Comparables

The comparable properties shown here have been selected based on recent sales, valuations, and properties on the market in your area.

The table provides summary details:

- location
- distance from the selected property
- the historic price of the property
- the status of the historic price (e.g. "valued", "sold")
- the date at which the price was applicable
- **PLEASE NOTE:** Property details such as Floor Area, Reception Rooms etc are provided by a third party and have not been verified by Hometrack. Therefore Hometrack accept no responsibility for errors in this data.



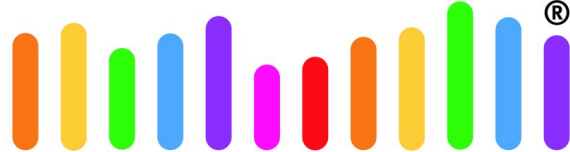
56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
3 Bed Mid-Terrace House 18 NORBURY ROAD THORNTON HEATH CR7 8JN 1	37m	915	£273	Sold (HMLR Data)	£250K	01/08/07	Year Built: 1930 Tenure: Freehold New Build: No
			£254	Current Value	£232K	01/01/10	
Terraced 37 HEATH ROAD THORNTON HEATH CR7 8NF 2	43m	N/A	N/A	Sold (HMLR Data)	£228K	07/12/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£205K	01/01/10	
Mid-Terrace 37 HEATH ROAD THORNTON HEATH CR7 8NF 2	43m	N/A	N/A	Mortgage Valuation	£228K	12/09/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£209K	01/01/10	
Mid-Terrace 37 HEATH ROAD THORNTON HEATH CR7 8NF 2	43m	N/A	N/A	Mortgage Valuation	£228K	28/08/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£211K	01/01/10	

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
2 Bed Mid-Terrace House 58 HEATH ROAD THORNTON HEATH CR7 8NE 3	57m	850	£212 £235	Mortgage Valuation Current Value	£180K £200K	02/06/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 32 NORBURY ROAD THORNTON HEATH CR7 8JN 4	73m	980	£197 £204	Mortgage Valuation Current Value	£194K £200K	21/11/09 01/01/10	Year Built: 1930 Tenure: Freehold New Build: No
2 Bed Mid-Terrace House 43 LUNA ROAD THORNTON HEATH CR7 8NZ 5	73m	883	£179 £195	Mortgage Valuation Current Value	£158K £172K	01/07/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
Terraced 6 FURZE ROAD THORNTON HEATH CR7 8NG 6	89m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£222K £198K	31/01/08 01/01/10	Year Built: N/A Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 58 FURZE ROAD THORNTON HEATH CR7 8NG 7	89m	1130	£150 £158	Sold (HMLR Data) Current Value	£170K £178K	27/10/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 58 FURZE ROAD THORNTON HEATH CR7 8NG 7	89m	1130	£146 £159	Mortgage Valuation Current Value	£165K £180K	16/07/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
Terraced 37 FURZE ROAD THORNTON HEATH CR7 8NJ 8	96m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£130K £122K	18/06/08 01/01/10	Year Built: N/A Tenure: Freehold New Build: No



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Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
2 Bed Mid-Terrace House 35 FURZE ROAD THORNTON HEATH CR7 8NJ 9	96m	861	£252 £231	Sold (HMLR Data) Current Value	£217K £199K	14/09/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
2 Bed Mid-Terrace House 35 FURZE ROAD THORNTON HEATH CR7 8NJ 9	96m	861	£250 £239	Mortgage Valuation Current Value	£215K £206K	17/04/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
2 Bed Mid-Terrace House 43 FURZE ROAD THORNTON HEATH CR7 8NJ 10	97m	861	£215 £202	Sold (HMLR Data) Current Value	£185K £174K	22/06/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
Terraced 13 MILNER ROAD THORNTON HEATH CR7 8JQ 11	100m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£190K £209K	30/01/09 01/01/10	Year Built: N/A Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 18 MERSHAM ROAD THORNTON HEATH CR7 8NP 12	100m	1163	£215 £201	Mortgage Valuation Current Value	£250K £234K	02/07/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
2 Bed Mid-Terrace House 15 FURZE ROAD THORNTON HEATH CR7 8NJ 13	111m	969	£196 £211	Mortgage Valuation Current Value	£190K £204K	28/08/09 01/01/10	Year Built: 1906 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 16 LUNA ROAD THORNTON HEATH CR7 8NY 14	113m	990	£246 £225	Sold (HMLR Data) Current Value	£244K £223K	12/10/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
3 Bed Mid-Terrace House 16 LUNA ROAD THORNTON HEATH CR7 8NY 14	113m	990	£247 £229	Mortgage Valuation Current Value	£245K £227K	15/08/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 16 LUNA ROAD THORNTON HEATH CR7 8NY 14	113m	990	£247 £229	Mortgage Valuation Current Value	£245K £227K	01/08/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 32 HEATH ROAD THORNTON HEATH CR7 8NE 15	116m	1076	£195 £198	Mortgage Valuation Current Value	£210K £213K	19/11/08 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
Terraced 4 HAMILTON ROAD THORNTON HEATH CR7 8NL 16	120m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£230K £205K	21/02/08 01/01/10	Year Built: N/A Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 5 MILNER ROAD THORNTON HEATH CR7 8JQ 17	121m	1184	£169 £169	Mortgage Valuation Current Value	£200K £200K	20/10/08 01/01/10	Year Built: 1910 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 6 HAMILTON ROAD THORNTON HEATH CR7 8NL 18	123m	1227	£204 £192	Mortgage Valuation Current Value	£250K £235K	17/06/08 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 8 LIVINGSTONE ROAD THORNTON HEATH CR7 8JT 19	127m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£210K £199K	24/05/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
3 Bed Mid-Terrace House 8 HAMILTON ROAD THORNTON HEATH CR7 8NL 20	128m	1066	£244 £218	Mortgage Valuation Current Value	£260K £232K	12/02/08 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 8 HAMILTON ROAD THORNTON HEATH CR7 8NL 20	128m	1066	£220 £211	Sold (HMLR Data) Current Value	£235K £225K	27/04/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
Terraced 28 MERSHAM ROAD THORNTON HEATH CR7 8NP 21	128m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£225K £238K	15/12/08 01/01/10	Year Built: N/A Tenure: Freehold New Build: No
Terraced 28 MERSHAM ROAD THORNTON HEATH CR7 8NP 21	128m	N/A	N/A N/A	Sold (HMLR Data) Current Value	£232K £213K	28/09/07 01/01/10	Year Built: N/A Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 3 KITCHENER ROAD THORNTON HEATH CR7 8QN 22	136m	1507	£179 £168	Mortgage Valuation Current Value	£270K £253K	19/06/08 01/01/10	Year Built: 1910 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 3 KITCHENER ROAD THORNTON HEATH CR7 8QN 22	136m	1507	£189 £172	Mortgage Valuation Current Value	£285K £259K	09/11/07 01/01/10	Year Built: 1910 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 23 MANCHESTER ROAD THORNTON HEATH CR7 8NH 23	139m	1055	£194 £216	Mortgage Valuation Current Value	£205K £228K	01/04/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
Terraced 22 HEATH ROAD THORNTON HEATH CR7 8NE 24	140m	N/A	N/A	Sold (HMLR Data)	£175K	20/02/09	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£199K	01/01/10	
1 Bed Mid-Terrace House 2A MILNER ROAD THORNTON HEATH CR7 8JQ 25	142m	N/A	N/A	Mortgage Valuation	£125K	29/01/10	Year Built: 1940 Tenure: Leasehold New Build: No
			N/A	Current Value	£125K	01/01/10	
Terraced 64 NORBURY ROAD THORNTON HEATH CR7 8JN 26	146m	N/A	N/A	Sold (HMLR Data)	£250K	06/09/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£230K	01/01/10	
Terraced 9 LIVINGSTONE ROAD THORNTON HEATH CR7 8JX 27	152m	N/A	N/A	Sold (HMLR Data)	£224K	30/05/08	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£206K	01/01/10	
Terraced 29 HEATH ROAD THORNTON HEATH CR7 8NF 28	154m	N/A	N/A	Sold (HMLR Data)	£275K	28/07/08	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£263K	01/01/10	
Terraced 37 NATAL ROAD THORNTON HEATH CR7 8QH 29	163m	N/A	N/A	Sold (HMLR Data)	£230K	15/07/09	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£250K	01/01/10	
3 Bed Mid-Terrace House 33 HAMILTON ROAD THORNTON HEATH CR7 8NN 30	164m	1184	£232	Mortgage Valuation	£275K	27/02/08	Year Built: 1930 Tenure: Freehold New Build: No
			£207	Current Value	£245K	01/01/10	

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
Terraced 76 NORBURY ROAD THORNTON HEATH CR7 8JN 31	170m	N/A	N/A	Sold (HMLR Data)	£275K	16/01/08	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£245K	01/01/10	
2 Bed Mid-Terrace House 30 LIVINGSTONE ROAD THORNTON HEATH CR7 8JT 32	171m	N/A	N/A	Sold (HMLR Data)	£206K	19/06/07	Year Built: 1921 Tenure: Freehold New Build: No
			N/A	Current Value	£194K	01/01/10	
3 Bed Mid-Terrace House 30 HAMILTON ROAD THORNTON HEATH CR7 8NL 33	177m	1055	£218	Mortgage Valuation	£230K	07/05/08	Year Built: 1930 Tenure: Freehold New Build: No
			£201	Current Value	£212K	01/01/10	
3 Bed Mid-Terrace House 39 MERSHAM ROAD THORNTON HEATH CR7 8NS 34	183m	990	£226	Sold (HMLR Data)	£224K	20/02/09	Year Built: 1930 Tenure: Freehold New Build: No
			£257	Current Value	£254K	01/01/10	
3 Bed Mid-Terrace House 39 MERSHAM ROAD THORNTON HEATH CR7 8NS 34	183m	990	£226	Mortgage Valuation	£224K	03/12/08	Year Built: 1930 Tenure: Freehold New Build: No
			£238	Current Value	£236K	01/01/10	
Terraced 20 MOFFAT ROAD THORNTON HEATH CR7 8PU 35	185m	N/A	N/A	Sold (HMLR Data)	£152K	03/08/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£141K	01/01/10	
3 Bed Mid-Terrace House 27 KITCHENER ROAD THORNTON HEATH CR7 8QN 36	187m	N/A	N/A	Sold (HMLR Data)	£250K	25/10/07	Year Built: N/A Tenure: Freehold New Build: No
			N/A	Current Value	£228K	01/01/10	



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Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
2 Bed Mid-Terrace House 17 HEATH ROAD THORNTON HEATH CR7 8NF 37	188m	915	£180 £161	Mortgage Valuation Current Value	£165K £147K	11/01/08 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 12 NATAL ROAD THORNTON HEATH CR7 8QH 38	188m	1292	£217 £201	Sold (HMLR Data) Current Value	£280K £260K	14/08/07 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
2 Bed Mid-Terrace House 40 LIVINGSTONE ROAD THORNTON HEATH CR7 8JT 39	190m	936	£205 £220	Mortgage Valuation Current Value	£192K £206K	07/08/09 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 43 MERSHAM ROAD THORNTON HEATH CR7 8NS 40	192m	1023	£235 £242	Sold (HMLR Data) Current Value	£240K £248K	24/11/09 01/01/10	Year Built: 1927 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 43 MERSHAM ROAD THORNTON HEATH CR7 8NS 40	192m	1023	£235 £246	Mortgage Valuation Current Value	£240K £252K	01/10/09 01/01/10	Year Built: 1927 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 13 HUNTER ROAD THORNTON HEATH CR7 8QJ 41	204m	936	£233 £253	Mortgage Valuation Current Value	£218K £237K	08/07/09 01/01/10	Year Built: 1989 Tenure: Freehold New Build: No
3 Bed Mid-Terrace House 52 KITCHENER ROAD THORNTON HEATH CR7 8QL 42	206m	1206	£219 £198	Mortgage Valuation Current Value	£264K £239K	12/03/08 01/01/10	Year Built: 1900 Tenure: Freehold New Build: No

Comparables continued...

56 comparables selected for the property

Address	Dist.	Sq Ft	£ per Sq Ft	Status	Price	Date	Notes
3 Bed Mid-Terrace House 54 MERSHAM ROAD THORNTON HEATH CR7 8NP 43	208m	N/A	N/A	Sold (HMLR Data)	£210K	16/02/09	Year Built: 1940 Tenure: Freehold
			N/A	Current Value	£239K	01/01/10	New Build: No
3 Bed Mid-Terrace House 49 MERSHAM ROAD THORNTON HEATH CR7 8NS 44	209m	1066	£192	Mortgage Valuation	£205K	16/07/09	Year Built: 1930 Tenure: Freehold
			£209	Current Value	£223K	01/01/10	New Build: No
3 Bed Mid-Terrace House 49 MERSHAM ROAD THORNTON HEATH CR7 8NS 44	209m	1066	£186	Mortgage Valuation	£198K	06/05/09	Year Built: 1930 Tenure: Freehold
			£207	Current Value	£221K	01/01/10	New Build: No



About The Data

This report provides you with an in-depth analysis of price trends in your area. The report is based upon information provided by Hometrack, the only independent property research and database company in the UK.

The report contains independent, up-to-date information that gives a clear picture of price trends for each type of property in your area. The report also gives information on how many viewings each type of property will typically get before it sells, how quickly properties are selling in the area and how many local buyers and sellers are entering the market at that time.

Conflicting reports about whether national and regional house prices are going up or down are creating confusion and uncertainty amongst home owners and making the choice of whether to buy, sell or rent property even more difficult than it needs to be. By offering this report we hope to remove some of this confusion, let you know what is really going on in your area and give you enough information to make an informed choice.

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In choosing a Hometrack House Price Index Contributor we believe you will get more informed and better-qualified advice and you will be presented with personalised reports on the market place and the property being bought or sold. This is designed to provide you with a more secure and less stressful way of buying or selling your home. Further details are available at www.hometrack.co.uk.

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