

Market Appraisal

12 Foxrock Green, Foxrock, County Dublin, Ireland



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Prepared by **John Bloom**
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0871893090

jbloom@findyourhome.ie



Dear Joe Blogs,

Thank you for the invitation to appraise your property.

A property is typically one of the largest transactions of an asset that one sells in their lifetime. We are delighted to take on the responsibility not only to sell it on your behalf but also to deliver our service promise to achieve the best price and equally important the best buyer.

With a business philosophy aimed squarely at customer service, innovative marketing, and superior results, we look forward to the opportunity of providing commitment and unbridled enthusiasm to create the best possible outcome for you.

We hold the strongest belief that it is a privilege to do whatever it takes to support you throughout the process of preparing your home for sale right through to completion.

We look forward to speaking with you further and answering any questions you may have.

Kind regards,

Executive Summary



37 Foxrock Green, Foxrock, County Dublin, Ireland

Final Valuation **€640,000 - €670,000**

Property type House

Number of Bedrooms 4

Land Site 109 acres / 44 ha

Comparable Properties



#	Address	Price	County	Details	Sale Date
1	40 Foxrock Park, Foxrock, Dublin 18, South Co. Dublin	€669,000	Dublin	4 Beds 2 Baths Semi-Detached House	Online For Sale
2	25 Foxrock Green, Kill Lane, Foxrock	€540,000	Dublin	3 Beds 3 Baths House	04/09/2019
3	26 Foxrock Green, Foxrock, Dublin 18	€754,000	Dublin	4 Beds 2 Baths House	11/07/2019
4	54 Foxrock Park, Foxrock, Dublin 18, South Co. Dublin	€825,000	Dublin	5 Beds 3 Baths Semi-Detached House	Sale Agreed
5	24 Foxrock Green, Foxrock, Dublin 18	€510,000	Dublin	3 Beds 2 Baths House	05/12/2019
6	28 Foxrock Mount, Foxrock, Dublin 18	€597,000	Dublin	4 Beds 2 Baths House	21/06/2019

Advertised Prices on the Market

Dublin, Dublin 18

Statistics for sale by number of beds

Beds	Avg. Sale Price	Avg. Size	Stock
2	€442,500	73 m ² / 786 ft ²	4 Properties
3	€522,639	133 m ² / 1,432 ft ²	74 Properties
4	€729,016	176 m ² / 1,895 ft ²	68 Properties
5	€1,194,000	291 m ² / 3,132 ft ²	26 Properties
6+	€569,875	471 m ² / 5,065 ft ²	10 Properties

Statistics for rent by number of beds

Beds	Avg. Rent Price	Avg. Gross Rental Yields ¹	Stock
3	€2,250	5.2%	9 Properties
4	€3,000	4.9%	10 Properties
5	€4,598	4.6%	4 Properties
6+	€1,694	3.6%	4 Properties

¹ Average gross property price (advertised) divided by the average gross rental price (advertised).

Discussion

The estimated amount stated in this report is the price for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion.

When realistic pricing is combined with effective marketing, there is a buyer for everything and given these conditions, any home can be sold in any market. The only way to determine the true value of a house is to thoroughly test the market and aggressively challenge the competition. Appraisals and expert opinions can be helpful in establishing an asking price for your home, but its ultimate selling price will be determined by the prospective buyers whom we are able to contact. Buyers will compare your home with other offerings in their price range and make judgments – it is critical that your home is competitive in price and appeal with the other options that these prospective buyers will be considering.

Location



Nearby Amenities²

Type	Nearest	Total
Crèche	1,221 m	13
Primary School	--	0
Secondary School	--	0
Park	707 m	11
Restaurants	623 m	>20
ATM	577 m	12

² Nearby amenities around 2000 m of the property location

Sold History Statistics

Dublin, Dublin 18

Average Price per sqM



Volume of Sales



Average Sold Price

