

## TOMprop Property Valuation Calculator

*Remember, past sales stats are totally irrelevant due to the fact that they are polluted with distressed sales, sales in execution, sales between family members and friends and a whole host of other factors which render these stats useless. Neither do past sales stats take into account the current climate, mood of the market or the simple and current supply demand logic. We therefore strongly urge you to make use of the live pricing "weighted average price per square meter" on the market today for accuracy and efficiency! There is no intrinsic value other than the average pricing of what is on the market competing with your property today!*

**Tomprop.com** provide you with the weighted average price per square meter of real estate on the market today, Click to view Statistical information on our website. Reminder Properties are divided into size categories where applicable as per our Statistical information.

### Adjusting Factors:

A few easy steps will help you accurately value your property.

EXAMPLE: if your property has superior, same as or inferior finishes relative the average property in your suburb, you would either add a 1% or perhaps a -2% dependent on the status quo

#### **Positioning within suburb** (-6% to +23%)

This is particularly prevalent to coastal apartments whom may have a front row positioning on the sea front or maybe a few rows back. Also note that every suburb has the good, bad and ugly streets or positioning within.

#### **Condition/finishes relative to the suburb** (-5% to +11%)

It is common cause that if you have a recently refurbished interior/exterior or highly appointed property relative to those in your suburb, you would be able to add a factor or conversely need to reduce the value for old and ageing finishes.

#### **Views relative to the suburb** (-5% to +5%)

Always consider if you have already factored in your superior or inferior "position within suburb" as mentioned above. This is for that house on a hill that overlooks the city or sadly a house that faces onto old warehouse buildings. Centrally situated relative to the suburb could always be neutral (0%)

#### **Age of Apartment Block** (-3, 5% to +3, 5%)

A factor which would be used when considering the age of an apartment block or cluster homes is the likelihood of maintenance costs/extra levies which could impact negatively if the body corporate is not well capitalised at time of buying/selling. Generally speaking the older blocks will require more maintenance.

#### **Parking Facilities – 2 p/bays or more etc.** (-3% to +4%)

Again this would be more applicable to cluster homes and apartments. Often modern apartments have little to no extra parking and this comes at a premium if you do have. Consider parking facilities for visitors and compare with the norm in your suburb.

#### **Brand New Developments** (+13%)

A rule of thumb exists here after measuring many new developments against the market and second hand sales. Buying off plan generally saves transfer duties and due to the fact that all fixtures and fittings are brand new, a 13% positive factor is the norm. Do not forget that you are factoring in all the other relevant adjustments above.

#### **Your Own Factor – Call it Intuition**

This we leave to you, there could be extra-ordinary factors such as development rights for further densification or any other reason that you will intuitively add or subtract. Never get emotional and always consider how your property needs to compete with the pricing of all other properties on the market in your suburb today!

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**Input the following and let's get an accurate value of your property:**

Floor size "m<sup>2</sup>" of property you are valuing \_\_\_\_\_  
Weighted average price per m<sup>2</sup> as per stats page \_\_\_\_\_  
Property sub value before adjusting factors \_\_\_\_\_

### **ADJUSTING FACTORS:**

Positioning within suburb (-6% to +23%) \_\_\_\_\_  
Condition/finishes relative to the suburb (-5% to +11%) \_\_\_\_\_  
Views relative to the suburb (-5% to +5%) \_\_\_\_\_  
Age of Apartment Block (-3, 5% to +3, 5%) \_\_\_\_\_  
Parking Facilities – 2 p/bays or more etc. (-3% to +4%) \_\_\_\_\_  
Brand New Developments (+13%) \_\_\_\_\_  
Your Own Factor – Call it Intuition \_\_\_\_\_  
Total adjusting factors \_\_\_\_\_  
Rand Value of factors \_\_\_\_\_  
**Total Value of Property (R)** \_\_\_\_\_

### Other Features offered by TOMprop.com

#### Exclusive Bridging Solution for Estate Agents & Property Sellers:

Once all conditions of sale have been met, we are able to Bridge Commissions due to Property Practitioners as well as Sellers Surplus Funds & Estate Agency/Franchise Commissions due.

#### Home-loans & Pre-qualifications powered by Mortgage Max:

Whilst searching your property on the **tomprop.com** portal, you may at the same time achieve a "home-loan" pre-approval. The Pre-approval will be issued to you in the form of a 90-day certificate which may be used when shopping around or submitting offers.

#### International Property Investments Start to Finished from your home:

TOMprop have partnered with IP GLOBAL who are leaders in providing smart property investments in the UK and other strategic parts of the globe. IP GLOBAL will provide you with hand-in-glove type investment solutions for all your property requirements.

#### Travel anywhere/anytime – Flights/Accommodation compare, book and save:

Coming soon!

***The TOMprop property skill programme:*** Providing you with unparalleled property knowledge.