

Property Valuation Report

Report Summary

Detail	Information
Date of Report	27 November 2025
Prepared For	Ong Chu Fen
Prepared By	PrimeVal Property Consultants Sdn. Bhd.
Valued Amount (Fair Market Value)	RM 420,000
Property Name	Serene Park Residences
Location	Shah Alam, Selangor

1. PROPERTY DETAILS

Feature	Description
Property Type	Condominium / Apartment
Property Address	Serene Park Residences, Shah Alam, Selangor
Tenure	Freehold
Land Area	950 sq.ft.
Built-up Area	850 sq.ft.
Unit Type	3-bedroom, 2-bathroom

2. OWNERSHIP DETAILS

Detail	Information
Current Owner / Seller	Serene Park Development Sdn. Bhd.
Title Number	HSD 1234567
Seller Contact	+603-7845 1122

3. MARKET ANALYSIS

- **Valuation Method:** Comparative Market Analysis (CMA) and Current Listing Price
- **Comparative Market Price:** RM 420,000
- **Recent Comparable Sales:**
 - Unit 1, Serene Park Residences – RM 415,000 (Sep 2025)
 - Unit 2, Serene Park Residences – RM 425,000 (Jul 2025)
- **Market Trend:** Stable property market in Shah Alam, slight appreciation expected over next 3–5 years.

4. CONDITION OF PROPERTY & ACCESSIBILITY

Category	Assessment
Structural Condition	Excellent, newly completed unit
Renovation / Furnishing	Standard, well-maintained
Accessibility	Easily accessible via major highways, near public transport, amenities nearby (schools, shops, hospital)

5. VALUATION CONCLUSION

Based on the Comparative Market Analysis (CMA) of recent transactions for similar properties in the Serene Park Residences, the **Fair Market Value** of the subject property is:

RM 420,000

6. ASSUMPTIONS & NOTES

- The property is free from legal disputes and encumbrances.
- Valuation is based on current market conditions and comparable sales data.
- No structural defects or damage noted at the time of inspection.
- **Purpose of Report:** This report is prepared for the purpose of loan application only.

PREPARED BY: Professional Valuer

Detail	Information
Name	Raymond Lee Jian Wei
Company	PrimeVal Property Consultants Sdn. Bhd.
Professional License No.	V-2681 (Registered Valuer)
Contact	03-7880 4521 / raymond.lee@primeval.com.my