

Property Report

Sample Data – For Demonstration Purposes Only



1. Property Summary

Detail	Information
Address	128 Evergreen Lane, Greenfield Estates, Quezon City, Metro Manila
Property Type	Two-Story Single-Family Home
Lot Size	180 sqm
Floor Area	220 sqm
Year Built	2015
Bedrooms	4
Bathrooms	3
Parking Spaces	2 (covered)
Property Condition	Excellent – recently renovated

2. Estimated Market Value

Estimated Range: PHP 7,200,000 – PHP 7,800,000

Note: This valuation is based on recent comparable sales data and is for sample purposes only.

Comparables Used:

Comparable Property	Distance	Lot Area	Floor Area	Sold Price	Sale Date
52 Maple Street	0.5 km	200 sqm	210 sqm	PHP 7,350,000	Mar 2024
85 Oakwood Drive	0.8 km	175 sqm	205 sqm	PHP 7,100,000	Apr 2024
14 Birch Avenue	1.2 km	190 sqm	230 sqm	PHP 7,500,000	Feb 2024

3. Property Description

This well-maintained two-story home offers a blend of modern amenities and functional design. The main floor features a spacious open-concept living and dining area, a recently remodeled kitchen with granite countertops and custom cabinetry, and a guest bathroom. Upstairs includes four bedrooms, including a master suite with walk-in closet and ensuite bath.

The property sits on a quiet, tree-lined street within Greenfield Estates, known for its security and family-friendly environment. With a two-car covered garage and updated energy-efficient fixtures, this home provides comfort and convenience for modern living.

4. Recent Renovations & Upgrades

Upgrade	Date Completed
Kitchen remodel with granite countertops & new cabinetry	June 2023
Roof replacement with weather-resistant shingles	September 2022
Full exterior repainting & landscaping improvements	February 2024
Energy-efficient LED lighting throughout the home	October 2022

5. Neighborhood Insights

Amenity	Distance
Greenfield Mall	1.5 km (5-min drive)
St. Michael Academy (School)	0.8 km (10-min walk)

Greenfield Public Park	0.7 km (8-min walk)
Hospital – Greenfield Medical Center	2.3 km
Highway Access – NLEX Entrance	3.0 km

Neighborhood Profile:

Greenfield Estates is a gated residential subdivision popular with young families and professionals. It offers 24/7 security, well-maintained common areas, and quick access to both commercial hubs and public transportation.

6. Market Trend Analysis

Local Property Value Trend (2022 – 2024):

Year	Average Price per sqm
2022	PHP 30,500
2023	PHP 32,800
2024 (YTD)	PHP 34,200

Note: Prices have shown a steady 5% annual growth over the last three years, indicating a healthy local market.

7. Recommendations

- **For Sellers:** Consider listing at PHP 7,600,000 to position competitively while leaving room for negotiation.
- **For Buyers:** Properties in this area are appreciating steadily. Negotiating below PHP 7,400,000 would represent strong value.
- **For Investors:** Rental yields in this neighborhood average **4.8% – 5.2% annually**, making this a stable long-term investment opportunity.

8. Disclaimer

This report is a **sample document** created solely for demonstration purposes.
All property details, valuations, and market data are **fictional and do not represent actual
real estate information.**