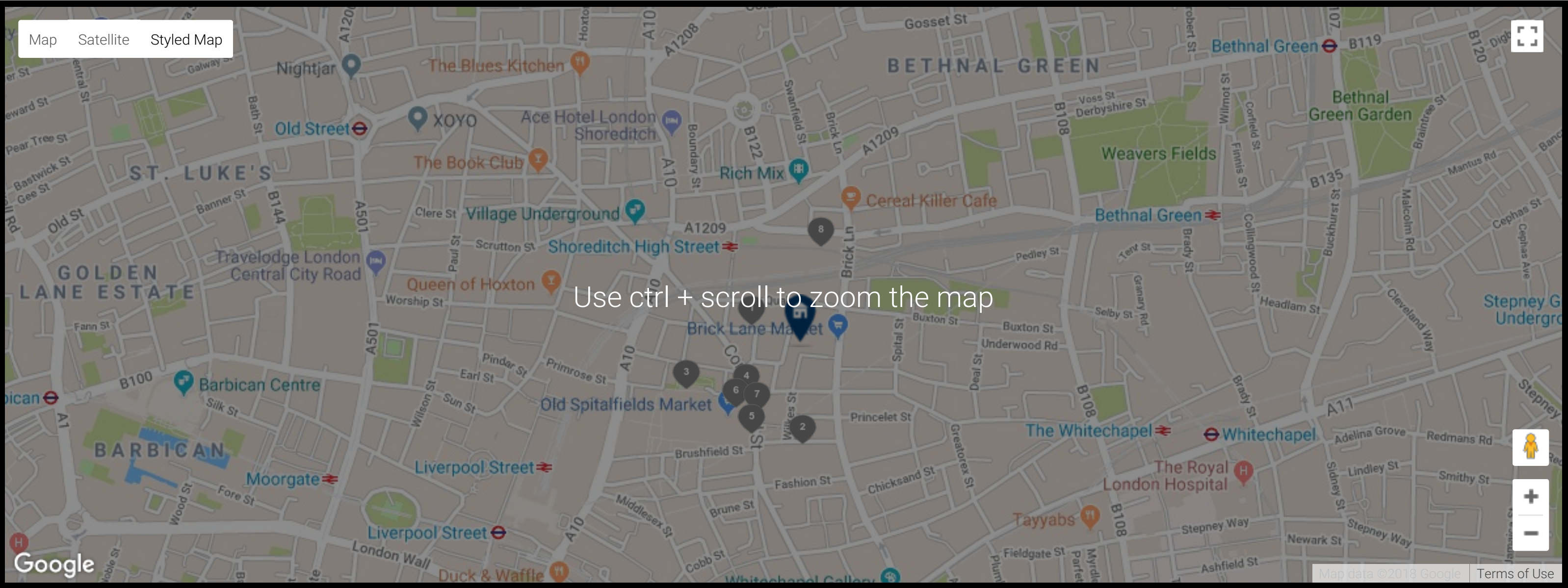


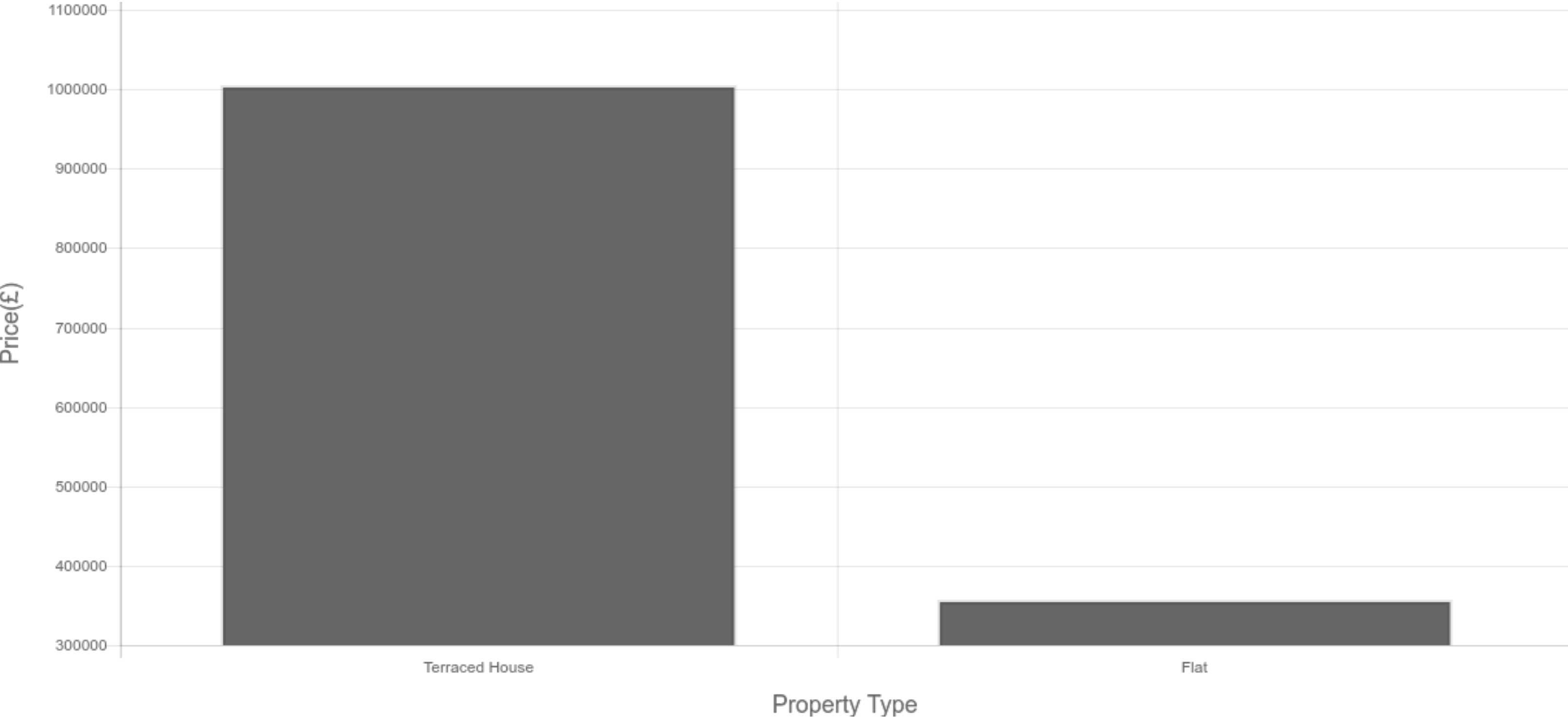
Comparable Sale Properties



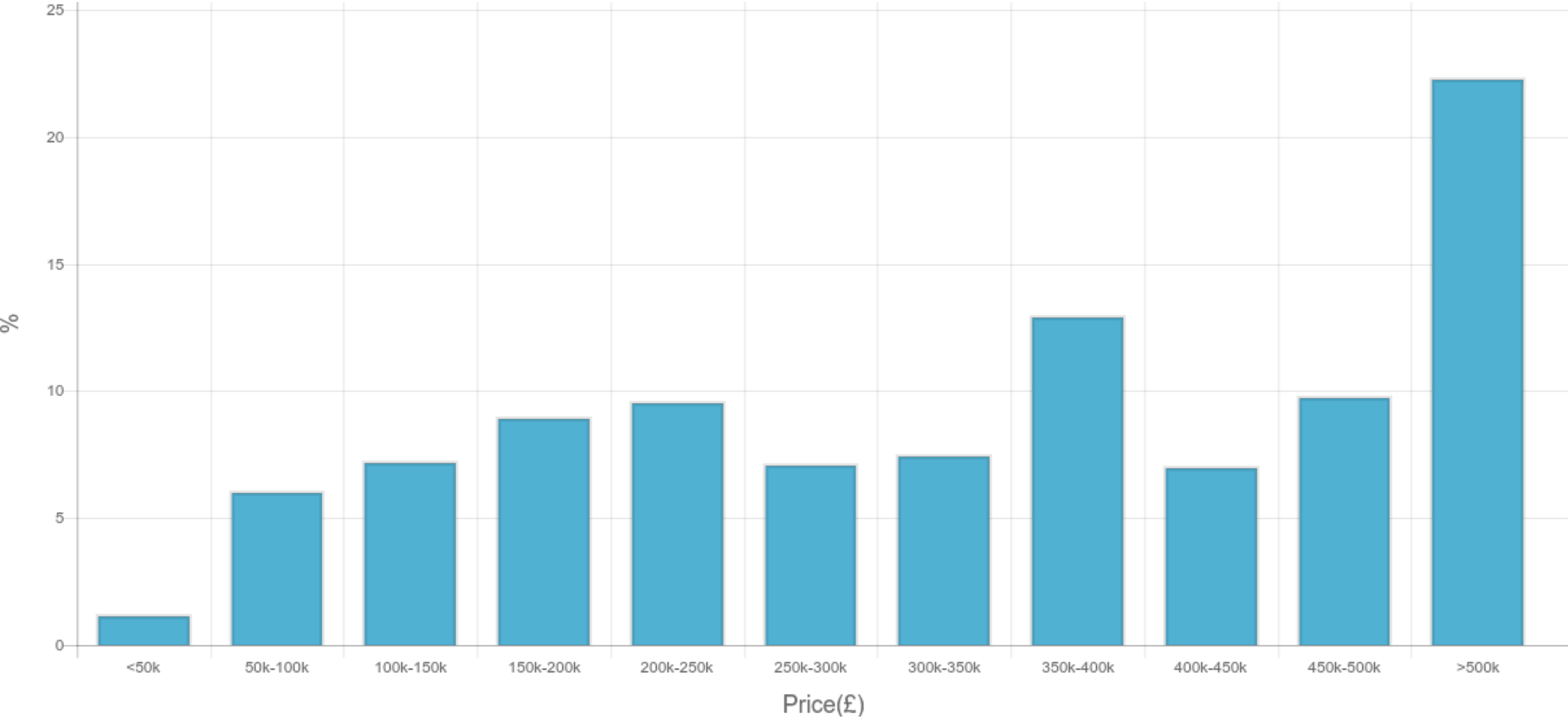
Marker	Address	Property Type	Property Size	No. Of Rooms	Valuation	PPSF	Date	Similarity
1	Flat 6, 10, Quaker Street - E1 6SY	Other	850.35	3	£ 87k	102.31	Jul-17	MEDIUM
1	Flat 3, 10, Quaker Street - E1 6SY	Other	850.35	3	£ 87k	102.31	Jul-17	MEDIUM
2	1, Wilkes Street - E1 6QF	Other	2421.88	10	£ 4M	1651.61	Oct-17	LOW
3	Flat 9, 20, Folgate Street - E1 6BX	Flat	487.82	2	£ 551.25k	1130.03	Nov-17	LOW
4	Flat 46, The Cloisters, 145, Commercial Street - E1 6EB	Flat	330.45	2	£ 337.5k	1021.33	Oct-17	LOW
4	Flat 22 The Cloisters, 145, Commercial Street - E1 6EB	Flat	291.16	2	£ 370k	1270.78	Jul-17	LOW
4	Flat 4 The Cloisters, 145, Commercial Street - E1 6EB	Flat	315.60	2	£ 337.5k	1069.39	Oct-17	LOW
4	Flat 33 The Cloisters, 145, Commercial Street - E1 6EB	Flat	488.04	2	£ 465k	952.79	Oct-17	LOW
4	Flat 45 The Cloisters, 145, Commercial Street - E1 6EB	Flat	403.75	2	£ 337.5k	835.91	Oct-17	LOW
5	Flat 11, 20, Lamb Street - E1 6EA	Flat	559.72	2	£ 525k	937.97	Dec-17	LOW
1	Flat 7, 10, Quaker Street - E1 6SY	Other	828.82	3	£ 87k	104.97	Jul-17	LOW
1	Flat 8, 10, Quaker Street - E1 6SY	Other	748.09	3	£ 87k	116.30	Jul-17	LOW
1	Flat 2, 10, Quaker Street - E1 6SY	Other	748.09	3	£ 87k	116.30	Jul-17	LOW
1	Flat 5, 10, Quaker Street - E1 6SY	Other	742.71	3	£ 87k	117.14	Jul-17	LOW
1	Flat 11, 10, Quaker Street - E1 6SY	Other	788.89	3	£ 87k	110.28	Jul-17	LOW
2	18, Wilkes Street - E1 6QF	Other	1608.34	7	£ 4M	2487.04	Oct-17	LOW
2	21, Wilkes Street - E1 6QF	Other	2195.84	7	£ 4M	1821.63	Oct-17	LOW
2	17, Wilkes Street - E1 6QF	Other	2475.70	6	£ 4M	1615.70	Oct-17	LOW
2	10, Wilkes Street - E1 6QF	Other	2583.34	8	£ 4M	1548.38	Oct-17	LOW
1	Flat 3, 10, Quaker Street - E1 6SY	Flat	850.35	3	£ 600k	705.59	Nov-17	LOW
4	Flat 49 The Cloisters, 145, Commercial Street - E1 6EB	Flat	499.71	2	£ 337.5k	675.39	Oct-17	LOW
4	Flat 47 The Cloisters, 145, Commercial Street - E1 6EB	Flat	465.43	2	£ 337.5k	725.14	Oct-17	LOW
4	Flat 43 The Cloisters, 145, Commercial Street - E1 6EB	Flat	343.69	2	£ 337.5k	981.99	Oct-17	LOW
4	Flat 20 The Cloisters, 145, Commercial Street - E1 6EB	Flat	322.92	2	£ 370k	1145.79	Jul-17	LOW
4	Flat 24 The Cloisters, 145, Commercial Street - E1 6EB	Flat	387.50	2	£ 370k	954.84	Jul-17	LOW
4	Flat 28 The Cloisters, 145, Commercial Street - E1 6EB	Flat	393.96	2	£ 370k	939.18	Jul-17	LOW
4	Flat 23 The Cloisters, 145, Commercial Street - E1 6EB	Flat	340.14	2	£ 370k	1087.79	Jul-17	LOW
4	Flat 29 The Cloisters, 145, Commercial Street - E1 6EB	Flat	409.03	2	£ 370k	904.58	Jul-17	LOW
1	Flat 9, 10, Quaker Street - E1 6SY	Other	861.11	3	£ 87k	101.03	Jul-17	LOW
1	Flat 4, 10, Quaker Street - E1 6SY	Other	861.11	3	£ 87k	101.03	Jul-17	LOW
1	Flat 1, 10, Quaker Street - E1 6SY	Other	875.21	3	£ 87k	99.40	Jul-17	LOW
2	13, Wilkes Street - E1 6QF	Other	2527.47	7	£ 4M	1582.61	Oct-17	LOW
6	Flat 4 Linnell House, 50, Folgate Street - E1 6UP	Flat	602.24	3	£ 725k	1203.84	Aug-17	LOW
7	Flat 14, 54, Folgate Street - E1 6UN	Flat	737.33	3	£ 770k	1044.31	Nov-17	LOW
7	Flat 7, 54, Folgate Street - E1 6UN	Flat	782.11	3	£ 755k	965.34	Oct-17	LOW
7	Flat 14, 54, Folgate Street - E1 6UN	Flat	737.33	3	£ 770k	1044.31	Nov-17	LOW
4	Flat 2 The Cloisters, 145, Commercial Street - E1 6EB	Flat	353.49	1	£ 370k	1046.71	Jul-17	LOW
4	Flat 21 The Cloisters, 145, Commercial Street - E1 6EB	Flat	602.78	4	£ 370k	613.82	Jul-17	LOW
8	Flat 9 Tucana Court, 4, Cygnet Street - E1 6GW	Flat	527.43		£ 525k	995.39	Nov-17	LOW
4	Flat 41 The Cloisters, 145, Commercial Street - E1 6EB	Flat	476.95	3	£ 337.5k	707.62	Oct-17	LOW



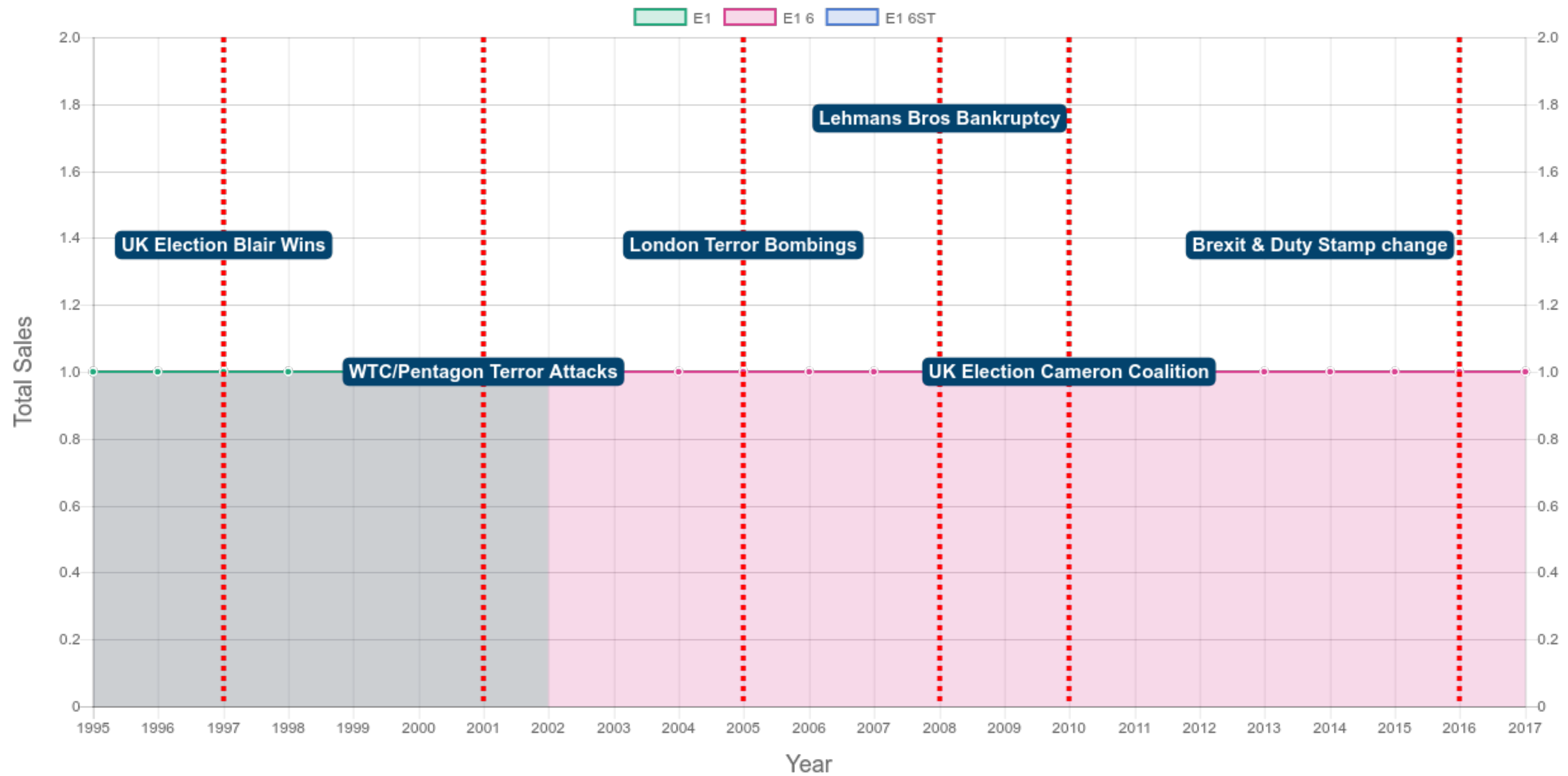
Average home values in E1 by property type



Home value ranges in E1



# Historical House Price (Detached house)



# Valuation Analysis

We've valued your property using a number of different criteria. We've blended our expert local knowledge with the historical sales and other property specific data for your area, as well as considering macroeconomic influences and their impact on your specific area. Furthermore, we've compared your valuation against emoov, an artificial intelligence powered valuation engine. All of these variables lead to what we believe is a strong estimate of the current value for your home. However, we know that you are the expert on your home, so please do get in touch so we can discuss this valuation.

## emoov Estimate

emoov	Value range	Confidence level
£ 1.272M	£ 1.2,084M to £ 1.3,356M	★ ★ ★ ★ ★
Last Sale Date	Sale Price	
No record	No record	

### More about emoov

emoov property estimates use Big Data and Machine Learning to arrive at consistently better valuations than classic desktop AVMs. For a more detailed and complete estimation and appraisal of the value of your property, additional more specific information may be required. Please contact us to receive this more detailed report.

# Property Assumptions

Property Type	Bedrooms	Reception	Attractive View
Detached house	2	2	-
Tenure	Bathrooms	Area	Period Features
Freehold	1	1354.10 sq.ft	-

The information above is based on a number of sources, including the EPC, Local Government Authority and Land Registry data. If this is incomplete or inaccurate please let us know and we will revalue this property accordingly.