



## PROPERTY VALUATION REPORT

Generated on July 09, 2025

### PROPERTY DETAILS

Address: Mittapheap, Prampir Meakkakra, Phnom Penh

Property Type: Land

Land Area: 2.0 m2

### VALUATION SUMMARY

Market Value Estimate: \$20,025

Valuation Method: Real Estate Price Prediction

Valuation Date: July 09, 2025

Confidence Level: 50%

### COMPARATIVE MARKET ANALYSIS

Attribute	Comparable 1	Comparable 2	Comparable 3
Address	Boeng Proluet, Prampir Meakkakra, Phnom Penh	Boeng Keng Kang Ti Muoy, Chamkar Mon, Phnom Penh	Boeng Keng Kang Ti Pir, Chamkar Mon, Phnom Penh
Price	\$171,384	\$68,506	\$150,577
Price/m <sup>2</sup>	\$3,570/m <sup>2</sup>	\$2,284/m <sup>2</sup>	\$1,793/m <sup>2</sup>
Land Area	48 m <sup>2</sup>	30 m <sup>2</sup>	84 m <sup>2</sup>
Distance	0.03 km	0.16 km	0.16 km
Population	39,519	16,037	39,519

### VALUATION NOTES

Walking distance to Phsar Tmey (0.48 km)

Close to Vattanac Tower (0.54 km)

Amenities within 1km: 170 ATM, 66 Bank, 12 Super Market, 9 Restaurant, 23 Cafe, 22 Hospital, 5 Mart, 10 Hotel, 5 University, 4 Primary School, 6 Secondary School

256 schools within 5km

Good access to: secondary roads

High population density area (16,037 people)

Area average land price: \$6,007.67 per m<sup>2</sup>