

Valufield

SAMPLE

VALUFIELD RESOURCES · SAMPLE REPORT

Sample short-form valuation report

residential, for a family law matter

An original sample layout for a short-form residential valuation report: instruction details, the property, the method, market commentary, three comparable sales, the valuation, assumptions and the valuer's certification. Every figure in it is fictional.

FIRM	PROPERTY	PAGES	IMPORTANT
Harbourline Valuers Pty Ltd (fictional)	14 Wattle Court, Bellbird Heights NSW 2999	6, including this cover	Not a valuation, and not any institute's form

Harbourline Valuers
Harbourline Valuers Pty Ltd · ABN 00 000 000 000
Suite 4, 210 Example Parade, Bellbird Heights NSW 2999
(02) 0000 0000 · office@harbourline.example · harbourline.example

Valuation Report

Report ref **HV-26-0418**
Report date **12 October 2026**
Your ref **LA 7731 (Raman)**

Short-form residential valuation

14 Wattle Court, Bellbird Heights NSW 2999

MARKET VALUE · SAMPLE FIGURE

$1,085,000

One million and eighty-five thousand dollars

Interest	Fee simple, vacant possession
Date of value	9 October 2026
Basis	Market value
Purpose	Family law property settlement

Instruction details

Instructing party	Daniel Okafor, Linden & Arkwright Lawyers, on behalf of the client
Client	Priya Raman
Purpose	To assess market value for a family law property settlement.
Reliance	The client and Linden & Arkwright Lawyers only, for the stated purpose. Not for mortgage or lending purposes, and not for any other party.
Instructions received	5 October 2026, confirmed by fee quote Q-00142 signed on 7 October 2026
Inspection	9 October 2026, full internal and external inspection, with both parties' agreement to access
Date of valuation	9 October 2026
Valuer	Eleanor Marsh, Certified Practising Valuer, [membership no.]
Scope of work	As set out in the signed quote and terms of engagement, which are annexed to this report.

READ THE WHOLE REPORT

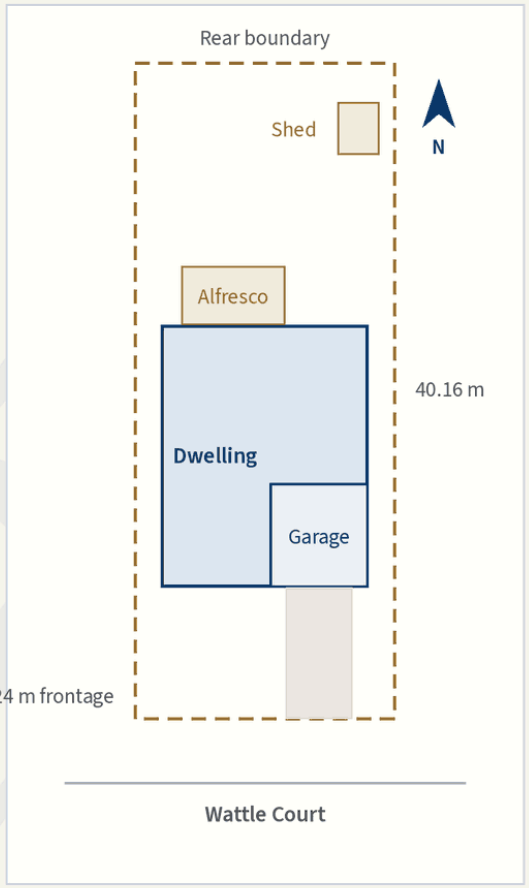
This summary must be read with the full report, including the assumptions and limitations on page 6. The value applies at the date of valuation only.

SAMPLE

1 · THE PROPERTY

Land, improvements and location

Title	Lot 27 in Deposited Plan 000000 (fictional). Title search not provided; we assume no encumbrances that affect value.
Land	About 612 m², rectangular and near level, with a 15.24 m frontage to Wattle Court.
Zoning	R2 Low Density Residential under [the local environmental plan]. Planning certificate not sighted.
Services	Mains water, sewer and electricity connected. NBN available.
Improvements	Single-storey brick veneer house built about 1998, tiled roof, timber-framed windows.
Layout	Four bedrooms, main with ensuite and walk-in robe, second bathroom, separate lounge, open-plan kitchen, family and meals, internal laundry, double garage under the main roof.
Living area	About 186 m², measured on site. Not a survey.
Other	Covered alfresco, fenced rear yard, garden shed, established gardens.



Site sketch, not to scale

Condition

Good overall and well maintained. The kitchen and bathrooms are original to 1998 with some updating, including new benchtops in the kitchen. We saw no obvious defects, but this is not a building or pest inspection.

Location

At the closed end of a quiet cul-de-sac of similar houses, about 1.2 km from a neighbourhood shopping centre and 800 m from a primary school, with a bus route on the collector road. Bellbird Heights is a fictional suburb used for this sample.

Things that could affect value

- No flooding, bushfire or heritage listing identified from the information available. [State the searches you made.]
- No building approvals checked for the alfresco. [State what you sighted.]

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2 · METHOD AND MARKET

How the value was reached

Method

Direct comparison. We compared the property with recent sales of similar houses nearby, and adjusted for differences in land, living area, accommodation, condition and position. For a house like this one, sales evidence is the most reliable guide to what a buyer would pay.

We looked at 11 sales in the past six months within about 1.5 km and chose the three most comparable, which are on the next page.

Market commentary

Sample wording for a fictional market. It shows the points a commentary usually covers, and says nothing about any real suburb.

Demand	Four-bedroom houses on regular blocks in quiet streets remain the most sought-after stock in the area, mostly from owner-occupier families.
Supply	Listings have been steady, with most houses selling within four to eight weeks when priced in line with recent sales.
Prices	Sales over the past six months suggest values for this type of house have been broadly stable, with renovated homes attracting a premium.
Outlook	Interest rates and buyer confidence are the main influences. We make no forecast, and values can change after the date of valuation.

SALES REVIEWED	RANGE OF THE THREE	TIME ON MARKET
11	**$1.040m to $1.125m**	**4 to 8 weeks**
Past six months, within about 1.5 km	Before adjustment	Typical for priced-to-market houses

Sample figures, for a fictional suburb.

Selling period

We expect a sale within four to eight weeks at the assessed value, with a competent agent and a normal marketing campaign.

> YOUR OWN WORDS HERE
>
> Replace this commentary with your own reading of the local market, and cite the data sources your firm uses.

SAMPLE

3 · SALES EVIDENCE

Three comparable sales

All three sales are fictional and made up for this sample.

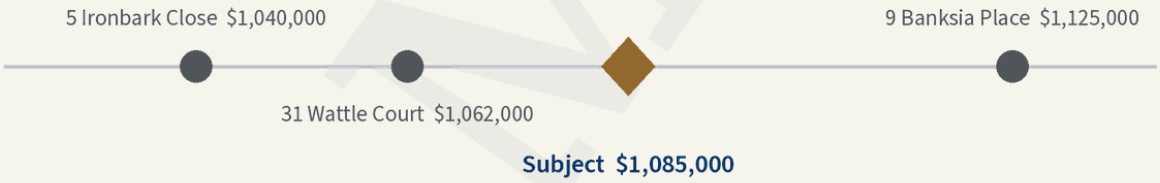
ADDRESS	SOLD	PRICE	LAND	LIVING	ROOMS	COMPARED
31 Wattle Court	14 Aug 2026	$1,062,000	580 m²	175 m²	4 bed, 2 bath	Slightly inferior
9 Banksia Place	2 Sep 2026	$1,125,000	655 m²	195 m²	4 bed, 2 bath, study	Superior
5 Ironbark Close	20 Jul 2026	$1,040,000	598 m²	170 m²	3 bed, study, 2 bath	Inferior

31 Wattle Court Same street and a similar brick veneer house of about 2000, with an original kitchen and a smaller block and living area. A close guide, slightly below the subject.

9 Banksia Place A larger block with an in-ground pool, and a kitchen and bathrooms renovated in 2023. Clearly superior in size and finish, so it sets a ceiling.

5 Ironbark Close A smaller house with three bedrooms and a study, on a busier street. Inferior in accommodation and position, so it sets a floor.

Reconciliation



The subject sits above 31 Wattle Court, with its larger block and living area, and well below 9 Banksia Place, which has a pool and a recent renovation. We adopt $1,085,000.

Adjustments, in words

SALE	LAND	LIVING AREA	FINISH	POSITION	OVERALL
31 Wattle Court	Smaller	Smaller	Similar	Similar	Below subject
9 Banksia Place	Larger	Larger	Better, pool	Similar	Above subject
5 Ironbark Close	Smaller	Smaller	Similar	Busier street	Below subject

SAMPLE

4 · VALUATION AND CERTIFICATION

Valuation

Subject to the assumptions and limitations below, we assess the market value of the fee simple interest in 14 Wattle Court, Bellbird Heights NSW 2999, with vacant possession, as at 9 October 2026, at:

$1,085,000 One million and eighty-five thousand dollars · SAMPLE FIGURE

Assumptions and limitations

Sample points only. Use your firm's standard wording, as your professional indemnity insurer requires.

- Market value has the meaning given in the valuation standards your firm follows. [Name them.]
- The value is at the date of valuation. Values can change, and this report should not be relied on more than [90] days after that date without our confirmation.
- Only the parties named under Reliance may rely on this report, and only for the stated purpose.
- This is not a building, pest, structural or compliance report. Areas are approximate.
- We relied on information from the client and others, and assume it is correct.

Valuer's certification

[Insert the certification wording your professional body and professional indemnity insurer require, for example the statement a Certified Practising Valuer makes about independence, competence and inspection.]

Valuer: Eleanor Marsh, Certified Practising Valuer

Counter-signatory [if your firm requires one]

Signed 12 October 2026. [Membership number, and liability limitation wording if your scheme requires it.]

Annexures

- A. Fee quote Q-00142 and terms of engagement, signed online on 7 October 2026, with the audit page.
- B. [Title search, plan and any planning certificate you sighted.]
- C. [Photographs taken at the inspection.]

ABOUT THIS SAMPLE

Harbourline Valuers, its people, the client, the property and every sale and figure in this report are fictional. The layout is Valufield's own. It is not a valuation, it is not a copy of any institute's form, and the placeholders in square brackets are for your firm's own wording.