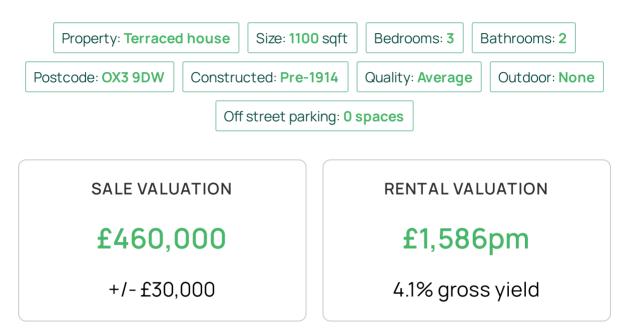
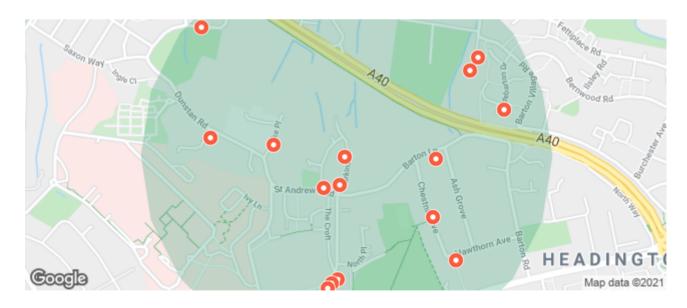
### PropertyData

## **Property valuation**

### 4 November 2021



# In the last **18 months** the average sold £/sqft for similar properties in a **0.37mi** radius was £492/sqft:



| Date       | Address                                 | Sqft  | £/sqft | Price    | Dist | View |
|------------|---|-------|--------|----------|------|------|
| 2020-07-07 | 2, Larkins Lane, Headington, OX3 9DW    | 1,442 | £433   | £625,000 | 0.00 | View |
| 2021-06-22 | 1, Larkins Lane, Headington, OX3 9DW    | 1,292 | £526   | £680,000 | 0.06 | View |
| 2020-12-02 | 7, St Andrews Road, Headington, OX3 9DL | 1,109 | £703   | £780,000 | 0.07 | View |

| 2020-11-10 | 5, Stoke Place, Headington, OX3 9BX                            | 1,281 | £466 | £597,000 | 0.13 | <u>View</u> |
|------------|--|-------|------|----------|------|-------------|
| 2021-03-12 | 21, Barton Lane, Headington, OX3 9JW                           | 1,345 | £537 | £722,000 | 0.17 | View        |
| 2021-01-27 | 2a, Chestnut Avenue, Headington, OX3 9JH                       | 947   | £582 | £551,000 | 0.20 | View        |
| 2021-05-25 | 49, Old High Street, Headington, OX3 9HP                       | 969   | £610 | £591,000 | 0.23 | View        |
| 2021-05-18 | 47, Old High Street, Headington, OX3 9HP                       | 849   | £624 | £530,000 | 0.24 | View        |
| 2021-03-11 | 40, Old High Street, Headington, OX3 9HN                       | 1,292 | £480 | £620,000 | 0.25 | View        |
| 2020-11-26 | 7, Dunstan Road, Headington, OX3 9BY                           | 1,442 | £600 | £865,000 | 0.25 | View        |
| 2021-03-22 | 23, Hengrove Close, Headington, OX3 9LN                        | 764   | £425 | £325,000 | 0.28 | View        |
| 2021-06-25 | 43, Hawthorn Avenue, Headington, OX3 9JQ                       | 1,044 | £398 | £415,000 | 0.28 | View        |
| 2021-01-07 | 5, Hengrove Close, Headington, OX3 9LN                         | 1,033 | £368 | £380,000 | 0.30 | View        |
| 2020-06-09 | 47, Aldebarton Drive, Headington, OX3 9SJ                      | 872   | £298 | £260,000 | 0.30 | View        |
| 2020-11-19 | 25, Stephen Road, Headington, OX3 9AY                          | 1,647 | £486 | £800,000 | 0.32 | View        |
| 2021-01-14 | Flat 4, Stephen Court, 3, Stephen Road, Headington,<br>OX3 9AY | 786   | £433 | £340,000 | 0.33 | View        |
| 2021-03-08 | 80, Foxwell Drive, Headington, OX3 9QF                         | 1,356 | £332 | £450,000 | 0.35 | View        |
| 2021-05-28 | 3, Wharton Road, Headington, OX3 8AH                           | 1,163 | £550 | £640,000 | 0.37 | View        |
|            |  |       |      |          |      |             |

### The average asking price of 3 bedroom terraced houses in a 1.53mi radius is £429,000:



| Address   | Price    | Dist | View |
|---|----------|------|------|
| Headington, Oxford OX3, OX3 9SJ                         | £300,000 | 0.30 | View |
| Barton Fields Road, Headington, Oxford OX3, OX3 9GB     | £650,000 | 0.51 | View |
| Headington, Oxford OX3, OX3 9DH                         | £400,000 | 0.54 | View |
| Mattock Close, Headington, Oxford OX3, OX3 7AH          | £435,000 | 0.64 | View |
| Beaumont Road, Headington, Oxford, Oxfordshire, OX3 8JN | £460,000 | 0.71 | View |
| Maltfield Road, Headington, Oxford OX3, OX3 9RG         | £450,000 | 0.74 | View |

| Headington Quarry, Oxford, OX3, OX3 8LH               | £500,000 | 0.77 | View |
|---|----------|------|------|
| Binswood Avenue, Headington, Oxford OX3, OX3 8NZ      | £475,000 | 0.78 | View |
| Headington, Oxford, OX3, OX3 7QA                      | £450,000 | 0.83 | View |
| Girdlestone Road, Headington, OX3 7LZ                 | £340,000 | 0.98 | View |
| Green Ridges, Headington, Oxford OX3, OX3 8PL         | £385,000 | 0.99 | View |
| Rede Close, Headington, Oxford, Oxfordshire, OX3 8PY  | £399,950 | 1.10 | View |
| Marston, Oxford, OX3, OX3 0JZ                         | £400,000 | 1.12 | View |
| Peat Moors, Headington, Oxford OX3, OX3 7HS           | £400,000 | 1.14 | View |
| Headington, Oxford OX3, OX3 8QS                       | £335,000 | 1.22 | View |
| White Hart, Old Marston, Oxford, Oxfordshire, OX3 0PL | £450,000 | 1.30 | View |
| Fairfax Avenue, Marston, Oxford OX3, OX3 0RP          | £450,000 | 1.33 | View |
| East Avenue, East Oxford, OX4, OX4 1XP                | £550,000 | 1.53 | View |
|   |          |      |      |

#### The average asking rent of **3** bedroom terraced houses in a **9.89mi** radius is **£1,521pm**:



| Address  | Price    | Dist | View |
|--|----------|------|------|
| Long Close, Headington, Oxford, Oxfordshire OX3, OX3 8TT | £1,374pm | 1.47 | View |
| Reliance Way, Oxford, OX4, OX4 2GF                       | £1,651pm | 1.78 | View |
| Hurst Street, HMO Ready 3 Sharers, OX4, OX4 1RP          | £1,950pm | 1.84 | View |
| Hurst Street, Oxford OX4, OX4 3AQ                        | £1,499pm | 1.86 | View |
| Magdalen Road, HMO Ready 3 Sharers OX4, OX4 3AA          | £1,850pm | 1.98 | View |
| Oxford Road, East Oxford OX4, OX4 2DT                    | £1,352pm | 1.99 | View |
| Tidmarsh Lane, Oxford, Oxfordshire, OX1, OX1 1NG         | £1,551pm | 2.46 | View |
| Islip Road, Summertown, Oxford OX2, OX2 7SP              | £2,102pm | 2.58 | View |
| Barns Road, Oxford OX4, OX4 3RD                          | £1,499pm | 2.70 | View |

| South Street, HMO Ready 3 Sharers, OX2, OX2 0AZ     | £1,699pm | 2.90 | View |
|---|----------|------|------|
| Alexandra Road, Botley OX2, OX2 0DB                 | £1,452pm | 3.04 | View |
| Wootton, Oxfordshire, OX1, OX13 6DL                 | £1,452pm | 6.03 | View |
| Farm Road, Abingdon OX14, OX14 1LX                  | £1,296pm | 6.48 | View |
| Abingdon, OX14 5TG                                  | £1,174pm | 8.05 | View |
| Boundary Close, Woodstock, Oxon OX20, OX20 1LR      | £1,352pm | 8.23 | View |
| Abingdon Road, Sutton Courtenay, Abingdon, OX14 4NF | £1,677pm | 8.42 | View |
| Leach Road, Bicester, OX26, OX26 2LJ                | £1,352pm | 9.63 | View |
| Drew Close, Southmoor, Abingdon OX13, OX13 5GS      | £1,798pm | 9.89 | View |
|   |          |      |      |

The area is a urban city and town, the internet speed is **30+ Mbps fibre** and the flood risk is **very low (<0.1% pa)**. The local authority will pay an LHA rate of **£1,097pm** for **3** bedroom properties.

Valuations are strictly estimates only and you should use them on that basis. Our Automated Valuation Model analyses prices for similar properties sold or offered in the area. These properties may differ in ways which we do not or cannot take into account. Valuations are subjective and based on market forces which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before making any decision whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffers as a result of relying on the valuations. This includes not being liable for any loss of profit, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.

This valuation generated on 2021-11-04 with Im PropertyData