

VALUATION AND COMPARABLES



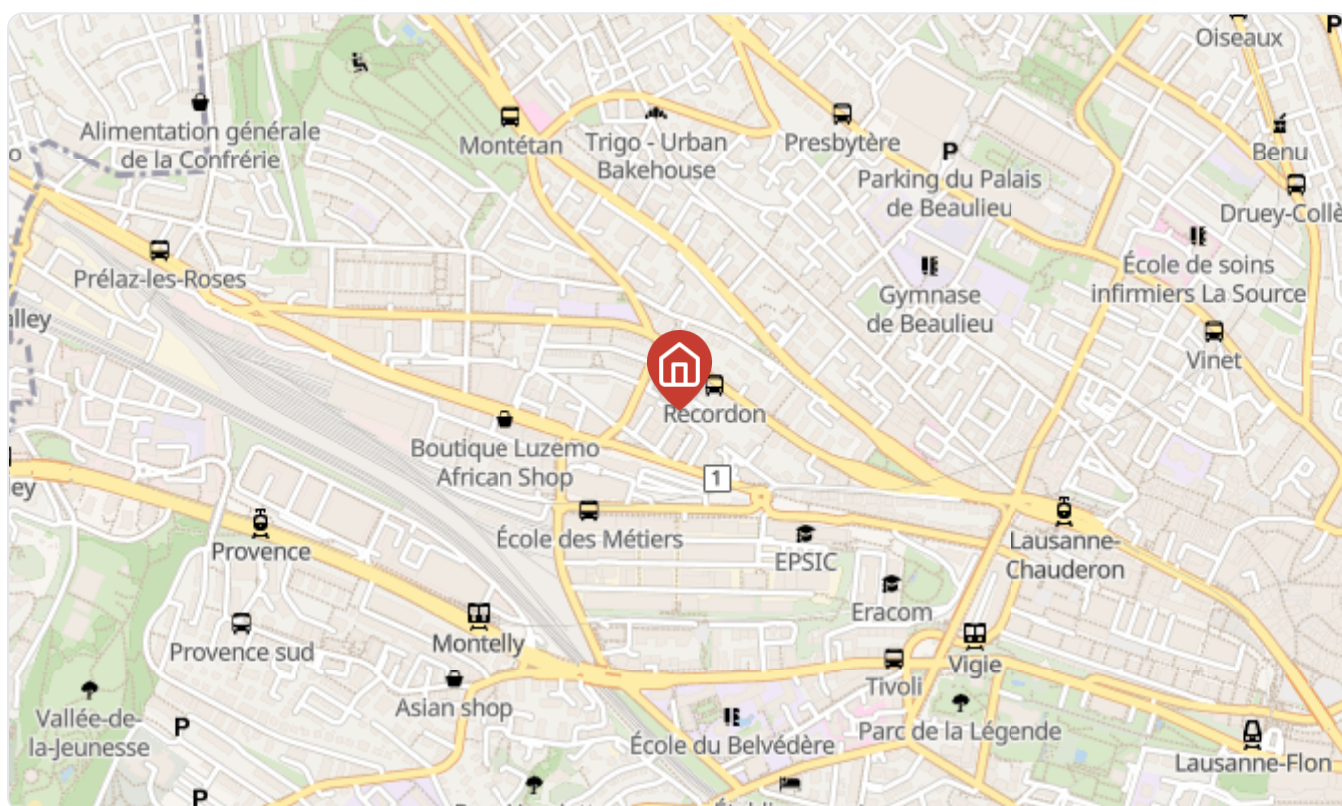
Pierre

+41 123456789

pierre@lookmove.ch

Av. de Morges 5

1004 Lausanne



Apartment for Sale

65 m² • 3 rooms • 2/5 • 1980

PROPERTY SUMMARY

Av. de Morges 5, 1004 Lausanne



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Key Property Information

Category	Apartment	Address	Av. de Morges 5, 1004 Lausanne
Living area	65 m²	Construction year	1980
Rooms	3	Renovation year	2012
Bathrooms	1	Property condition	Excellent
Floor	2	Floors in building	5

Features

Balcony	Yes	Parking Spot/Garage	Yes
Basement	Yes	Swimming Pool	-
Elevator	Yes	Garden	-

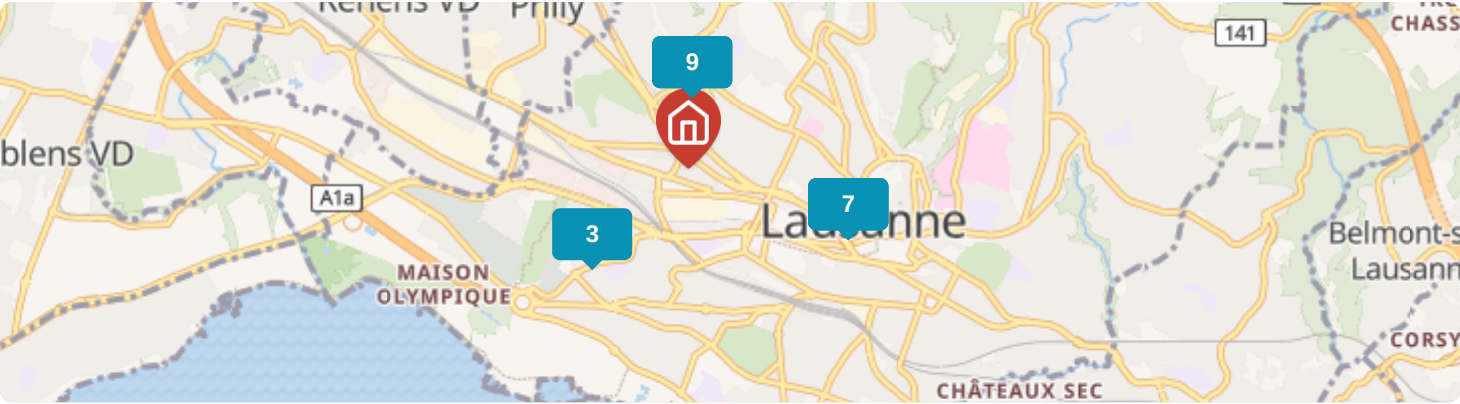
LIST OF COMPARABLE PROPERTIES

Av. de Morges 5, 1004 Lausanne



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Similar properties on the market or listed in the last 18 months



	Address	Living area	Rooms	Floor	Price	Days listed	
	Lausanne Av. de Morges 5	65 m²	3	2/5	--	--	
1	1005 Lausanne	63 m²	2.5	3/-	1'090'000 17'302- /m²	36	Active
2	1005 Lausanne	64 m²	2.5	1/-	1'040'000 16'250- /m²	36	Active
3	1007 Lausanne	62 m²	2.5	--	790'000 12'742- /m²	135	Active
4	1005 Lausanne	62 m²	2.5	0/-	1'090'000 17'581- /m²	36	Active
5	1005 Lausanne	55 m²	2.5	3/-	990'000 18'000- /m²	42	Active
6	1004 Lausanne	66 m²	3	2/5	790'000 11'970- /m²	239	Archived
7	1006 Lausanne	63 m²	3.5	1/-	795'000 12'619- /m²	20	Archived
8	1004 Lausanne	67 m²	3	--	820'000 12'239- /m²	74	Archived
9	1004 Lausanne	63 m²	2.5	6/-	850'000 13'492- /m²	56	Archived

COMPARABLES PROPERTIES WITH PHOTOS

Av. de Morges 5, 1004 Lausanne

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1.

Active

CHF 1'090'00017'302 /m²63 m² • 2.5 rooms • Floor 3 • 2027

1005 Lausanne - Address detail mi...

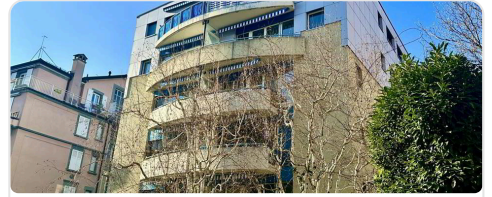


2.

Active

CHF 1'040'00016'250 /m²64 m² • 2.5 rooms • Floor 1 • 2027

1005 Lausanne - Address detail mi...



3.

Active

CHF 790'00012'742 /m²62 m² • 2.5 rooms • 1993

1007 Lausanne - Address detail mis...



4.

Active

CHF 1'090'00017'581 /m²62 m² • 2.5 rooms • Floor 0 • 2027

1005 Lausanne - Address detail mi...



5.

Active

CHF 990'00018'000 /m²55 m² • 2.5 rooms • Floor 3 • 2027

1005 Lausanne - Address detail mi...



6.

Archived

CHF 790'00011'970 /m²66 m² • 3 rooms • Floor 2 • 1953

1004 Lausanne - Address detail mi...



7.

Archived

CHF 795'00012'619 /m²63 m² • 3.5 rooms • Floor 1 • 1939

1006 Lausanne - Address detail mi...



8.

Archived

CHF 820'00012'239 /m²67 m² • 3 rooms • 1965

1004 Lausanne - Address detail mi...



9.

Archived

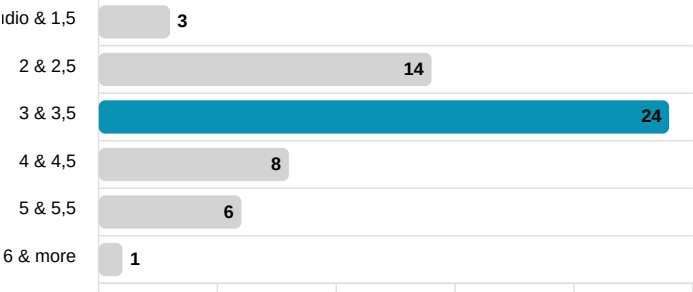
CHF 850'00013'492 /m²63 m² • 2.5 rooms • Floor 6 • 1909

1004 Lausanne - Address detail mi...

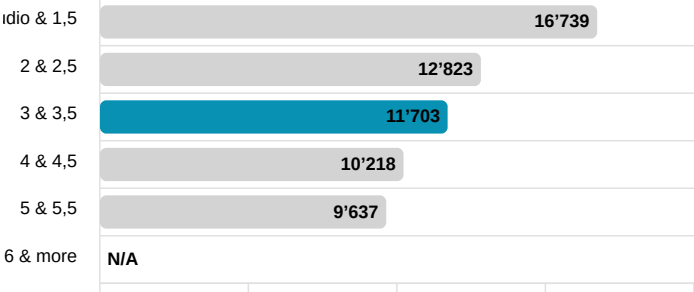


1004, Switzerland - last 18 months

🏠 Breakdown of apartments by number of rooms



🏠 Median price per m² vs number of rooms



🏠 Price per m² quantiles vs number of rooms

Number of rooms	Number of units	30% (low price)	50% (median)	70% (high price)
Studio & 1,5	3	N/A	16'739	N/A
2 & 2,5	14	11'949	12'823	13'641
3 & 3,5	24	10'824	11'703	12'342
4 & 4,5	8	N/A	10'218	N/A
5 & 5,5	6	N/A	9'637	N/A
6 & more	1	N/A	N/A	N/A

🏠 Sales price per quantile vs number of rooms

Number of rooms	Number of units	30% (low price)	50% (median)	70% (high price)
Studio & 1,5	3	N/A	380'000	N/A
2 & 2,5	14	699'500	752'500	797'000
3 & 3,5	24	791'500	915'000	982'000
4 & 4,5	8	N/A	1'250'000	N/A
5 & 5,5	6	N/A	1'340'000	N/A
6 & more	1	N/A	N/A	N/A

🏠 Median price per m² monthly evolution



Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024 Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025



Av. de Morges 5

1004 Lausanne

Estimated price

CHF 950'000

Estimated price per m²

CHF 14'615



Apartment for Sale

65 m² • 3 rooms • 2/5 • 1980

KEY INDICATORS: LOCAL MARKET & COMPARABLES

Postcode: 1004 - 3 rooms

Median published price

CHF 915'000

Median price/m²

CHF 11'703

Median days on market

40

Comparables - 9 selected

Median published price

CHF 850'000

Median price/m²

CHF 13'492

Median days on market

42