

VALUATION REPORT



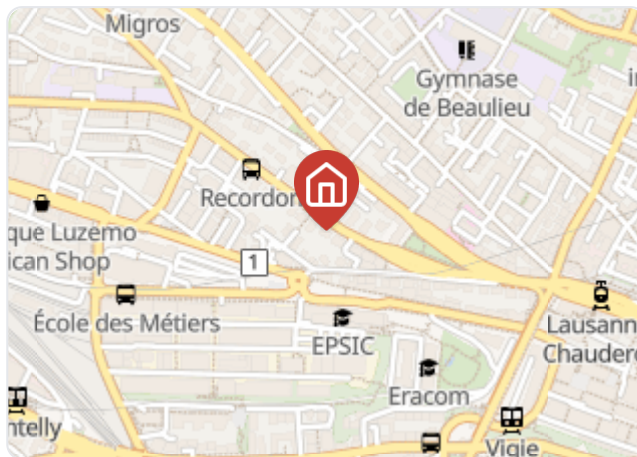
Pierre

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Pierre@yourrealestateagency.com

Av. de Morges 15

1004 Lausanne



Apartments for Sale

Living space: 100 m² • Rooms: 4.5 • Floor: 2/5 • Construction year: 1960

PROPERTY SUMMARY

Av. de Morges 15, 1004 Lausanne



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Key Property Information

Category	Apartments	Address	Av. de Morges 15, 1004 Lausanne
Living space	100 m²	Construction year	1960
Rooms	4.5	Renovation year	2010
Bathrooms	2	Property condition	Good
Floor	2	Floors in building	5

Features

Balcony	✓	Parking Spot/Garage	✓
Basement	✓	Elevator	✓

LIST OF COMPARABLE PROPERTIES

Av. de Morges 15, 1004 Lausanne

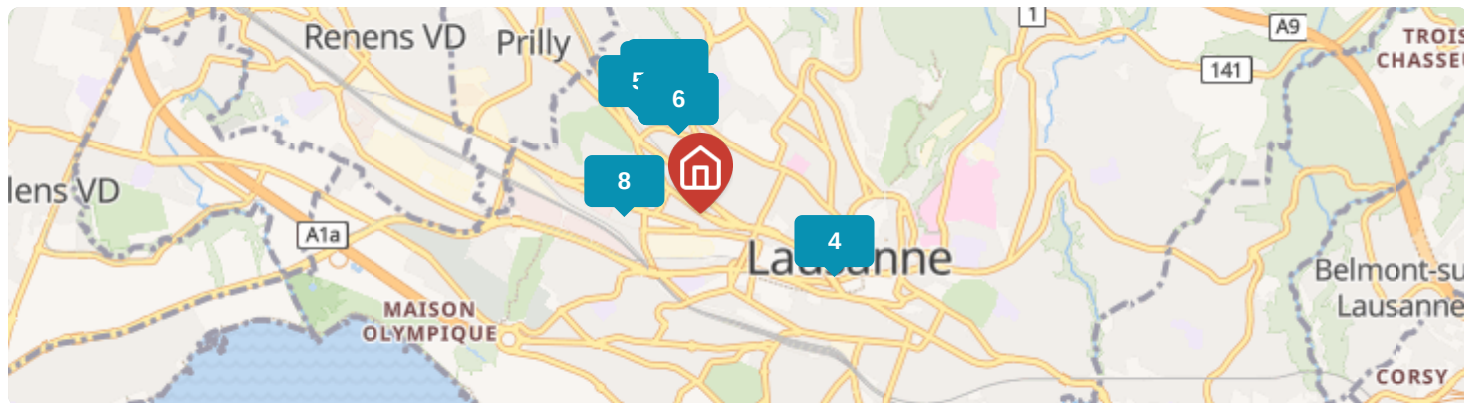


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Similar properties on the market or listed in the last 18 months



	Address	Living space	Rooms	Floor	Price	Days on market	
	Lausanne Av. de Morges 15	100 m ²	4.5	2/5	--	--	
1	1004 Lausanne	104 m ²	4	2/-	1'398'000 13'442- /m ²	15	Active
2	1004 Lausanne	110 m ²	4	5/-	1'570'000 14'273- /m ²	7	Active
3	1004 Lausanne	97 m ²	4.5	2/-	1'290'000 13'299- /m ²	92	Archived
4	1004 Lausanne	108 m ²	4.5	--	1'300'000 12'037- /m ²	161	Archived
5	1004 Lausanne	89 m ²	4.5	1/-	1'095'000 12'303- /m ²	2	Archived
6	1004 Lausanne	106 m ²	4	2/-	1'130'000 10'660- /m ²	49	Archived
7	1004 Lausanne	100 m ²	3.5	2/-	1'050'000 10'500- /m ²	2	Archived
8	1004 Lausanne	100 m ²	3.5	1/-	935'000 9'350- /m ²	20	Archived
9	1004 Lausanne	102 m ²	2.5	4/-	1'490'000 14'608- /m ²	13	Active

COMPARABLES PROPERTIES WITH PHOTOS

Av. de Morges 15, 1004 Lausanne

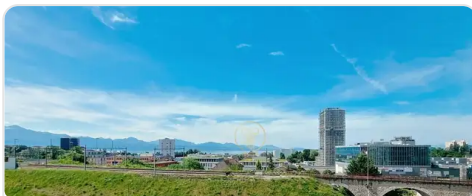
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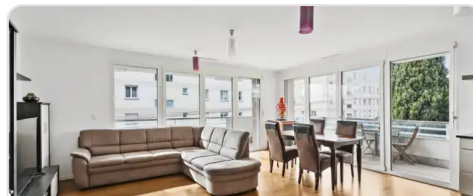
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**1.** Active**CHF 1'398'000** 13'442 /m²104 m² • 4 rooms • Floor 2 • 1934

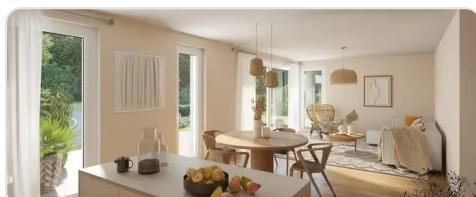
1004 Lausanne - Address detail mi...

**2.** Active**CHF 1'570'000** 14'273 /m²110 m² • 4 rooms • Floor 5 • 2014

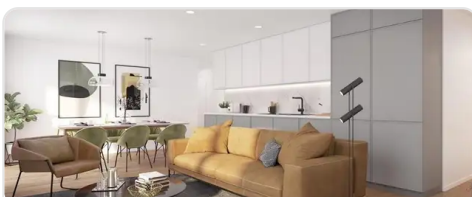
1004 Lausanne - Address detail mi...

**3.** Archived**CHF 1'290'000** 13'299 /m²97 m² • 4.5 rooms • Floor 2 • 2015

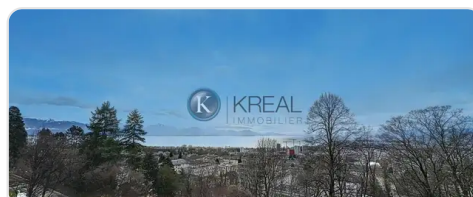
1004 Lausanne - Address detail mi...

**4.** Archived**CHF 1'300'000** 12'037 /m²108 m² • 4.5 rooms • 2026

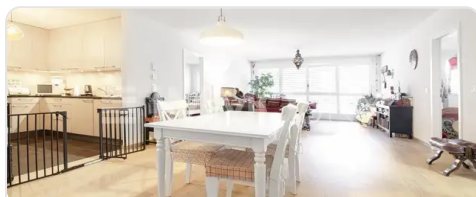
1004 Lausanne - Address detail mi...

**5.** Archived**CHF 1'095'000** 12'303 /m²89 m² • 4.5 rooms • Floor 1 • 2024

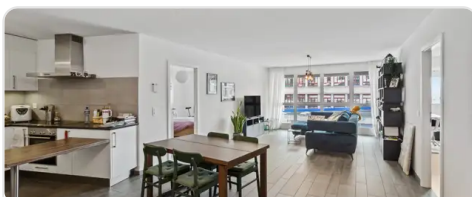
1004 Lausanne - Address detail mi...

**6.** Archived**CHF 1'130'000** 10'660 /m²106 m² • 4 rooms • Floor 2 • 1998

1004 Lausanne - Address detail mi...

**7.** Archived**CHF 1'050'000** 10'500 /m²100 m² • 3.5 rooms • Floor 2 • 2013

1004 Lausanne - Address detail mi...

**8.** Archived**CHF 935'000** 9'350 /m²100 m² • 3.5 rooms • Floor 1 • 2013

1004 Lausanne - Address detail mi...

**9.** Active**CHF 1'490'000** 14'608 /m²102 m² • 2.5 rooms • Floor 4

1004 Lausanne - Address detail mi...

MARKET STATS

Av. de Morges 15, 1004 Lausanne



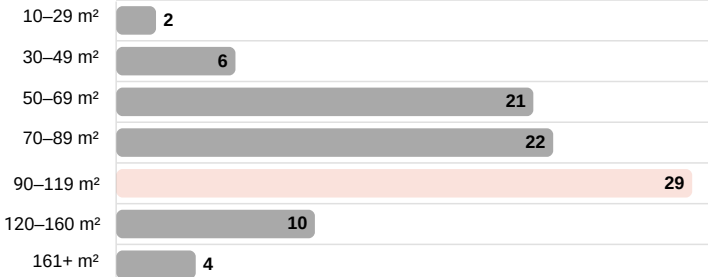
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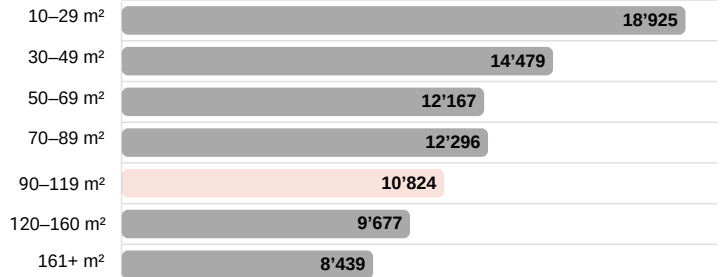
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1004, Switzerland - last 18 months

Breakdown of apartments by living area



Median price per m² by living area



Price per m² by living area (quantiles)

Living area range	Number of units	30% (low)	50% (median)	70% (high price)
10-29 m²	2	N/A	18'925	N/A
30-49 m²	6	N/A	14'479	N/A
50-69 m²	21	11'618	12'167	12'959
70-89 m²	22	11'597	12'296	12'642
90-119 m²	29	9'901	10'824	11'934
120-160 m²	10	N/A	9'677	N/A
161+ m²	4	N/A	8'439	N/A

Sales price by living area (quantiles)

Living area range	Number of units	30% (low)	50% (median)	70% (high price)
10-29 m²	2	N/A	382'500	N/A
30-49 m²	6	N/A	590'000	N/A
50-69 m²	21	761'000	790'000	816'500
70-89 m²	22	890'000	970'000	1'018'500
90-119 m²	29	989'000	1'095'000	1'276'000
120-160 m²	10	N/A	1'398'000	N/A
161+ m²	4	N/A	2'275'000	N/A

MARKET STATS

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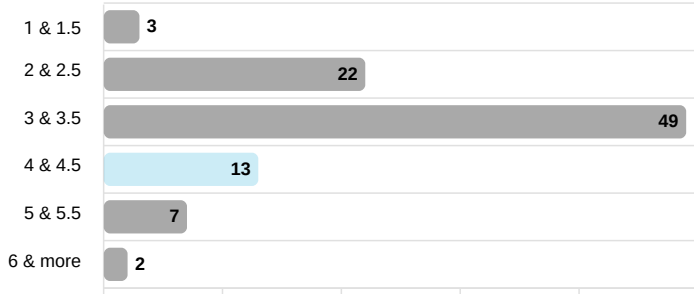
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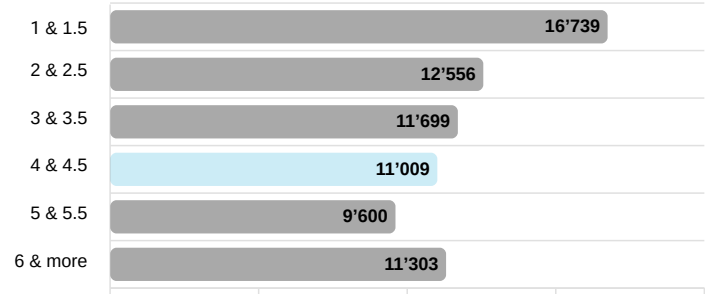
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1004, Switzerland - last 18 months

Breakdown of apartments by number of rooms



Median price per m² by number of rooms



Price per m² by number of rooms (quantiles)



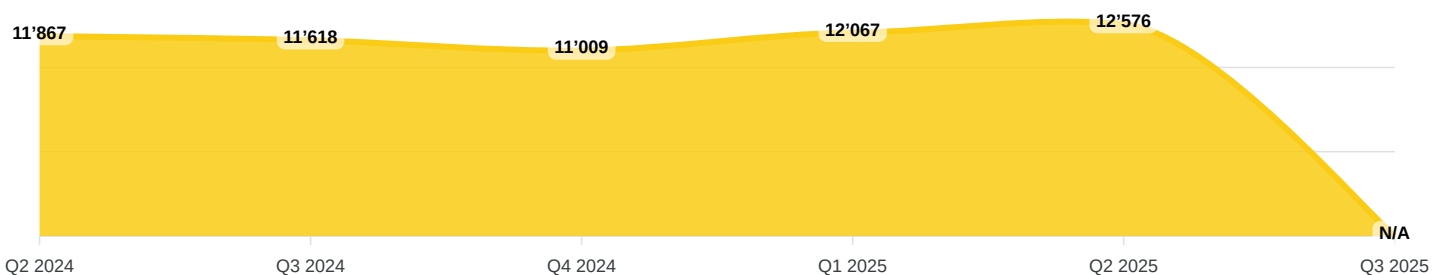
Number of rooms	Number of units	30% (low)	50% (median)	70% (high price)
Studio & 1.5	3	N/A	16'739	N/A
2 & 2.5	22	11'618	12'556	13'480
3 & 3.5	49	10'464	11'699	12'360
4 & 4.5	13	10'295	11'009	12'161
5 & 5.5	7	N/A	9'600	N/A
6 & more	2	N/A	11'303	N/A

Sales price by number by rooms (quantiles)



Number of rooms	Number of units	30% (low)	50% (median)	70% (high price)
Studio & 1.5	3	N/A	380'000	N/A
2 & 2.5	22	700'000	790'000	815'000
3 & 3.5	49	930'000	970'000	1'045'000
4 & 4.5	13	1'199'000	1'255'000	1'294'000
5 & 5.5	7	N/A	1'200'000	N/A
6 & more	2	N/A	1'605'000	N/A

Median price per m² over time





Av. de Morges 15

1004 Lausanne

Estimated property price **CHF 1'230'000**

Estimated property price per m² **CHF 12'300**



Apartments for Sale

100 m² • 4.5 rooms • Floor: 2/5 • 1960

KEY INDICATORS: LOCAL MARKET & COMPARABLES

Postcode: 1004 - 4.5 rooms

Median published price **CHF 1'272'500**

Median price/m² **CHF 12'052**

Median days on market **53**

Comparables - 9 selected

Median published price **CHF 1'290'000**

Median price/m² **CHF 12'303**

Median days on market **15**