

# Comparables Report



£psf

Property Type		No. of Bedrooms						Average by Property Type
		Unknown	1	2	3	4	5+	
Detached	Actual				450.68 <sup>2</sup>	423.59 <sup>1</sup>	405.06 <sup>2</sup>	416.98 <sup>5</sup>
	Mkt Val*				487.38	456.05	435.82	449.17
Semi-Detached	Actual			527.50 <sup>1</sup>	461.05 <sup>6</sup>	383.65 <sup>8</sup>	367.31 <sup>9</sup>	388.62 <sup>24</sup>
	Mkt Val*			567.91	497.84	414.58	398.32	420.58
Terraced	Actual	499.88 <sup>5</sup>	634.76 <sup>1</sup>	442.90 <sup>7</sup>	402.94 <sup>16</sup>	403.78 <sup>16</sup>	365.98 <sup>11</sup>	406.55 <sup>56</sup>
	Mkt Val*	537.71	691.73	479.64	435.23	435.89	396.25	439.23
Flats	Actual	464.96 <sup>9</sup>	424.90 <sup>30</sup>	395.21 <sup>37</sup>	388.82 <sup>12</sup>			409.62 <sup>88</sup>
	Mkt Val*	502.65	458.60	427.84	419.84			442.83
							<b>Total Average</b>	<b>409.80<sup>176</sup></b>
								<b>442.94</b>

Superscript numbers refer to the number of sold properties used in the calculation

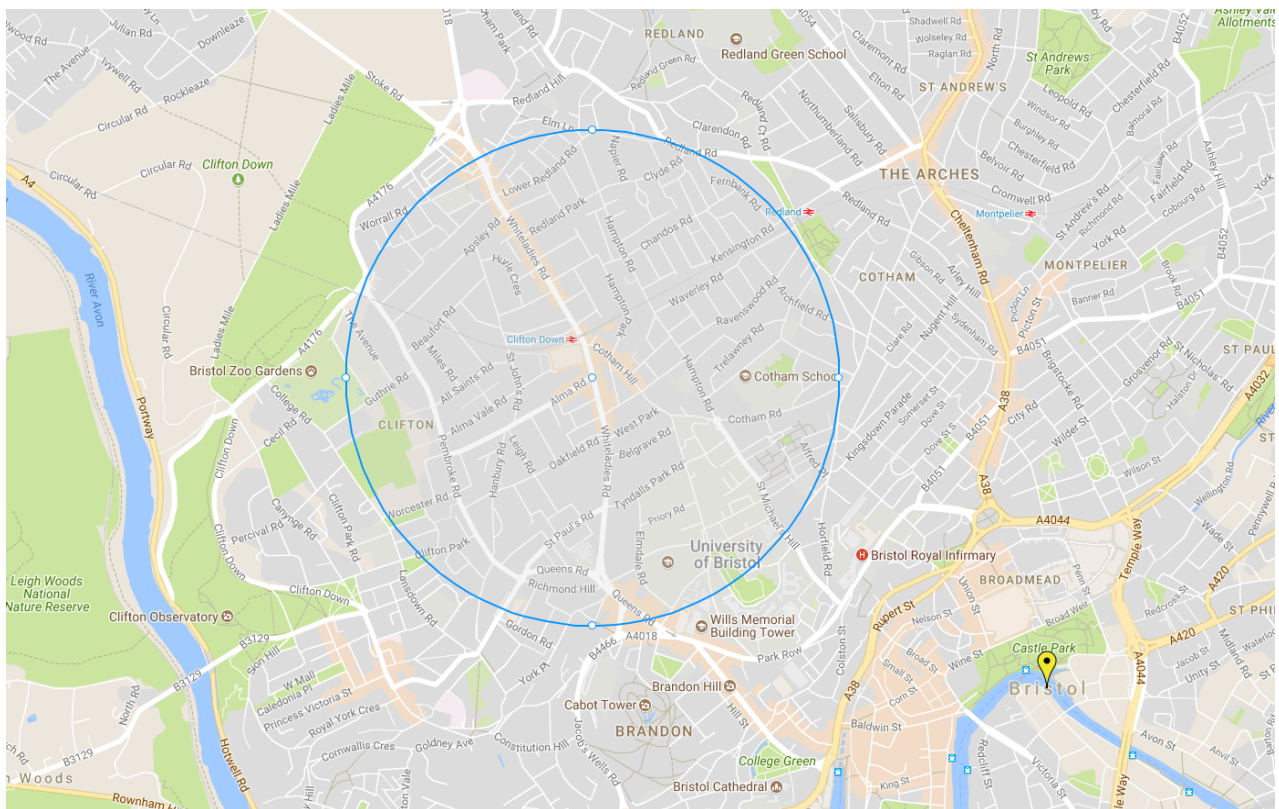
\*Adjusted current market value based on Land Registry price paid and UK House Price Index

£psm

Property Type		No. of Bedrooms						Average by Property Type
		Unknown	1	2	3	4	5+	
Detached	Actual				4,851.07 <sup>2</sup>	4,559.51 <sup>1</sup>	4,360.00 <sup>2</sup>	4,488.28 <sup>5</sup>
	Mkt Val*				5,246.14	4,908.83	4,691.12	4,834.77
Semi-Detached	Actual			5,677.97 <sup>1</sup>	4,962.73 <sup>6</sup>	4,129.59 <sup>8</sup>	3,953.66 <sup>9</sup>	4,183.07 <sup>24</sup>
	Mkt Val*			6,112.97	5,358.68	4,462.55	4,287.53	4,527.10
Terraced	Actual	5,380.63 <sup>5</sup>	6,832.50 <sup>1</sup>	4,767.29 <sup>7</sup>	4,337.24 <sup>16</sup>	4,346.28 <sup>16</sup>	3,939.37 <sup>11</sup>	4,376.03 <sup>56</sup>
	Mkt Val*	5,787.86	7,445.69	5,162.79	4,684.72	4,691.85	4,265.17	4,727.78
Flats	Actual	5,004.81 <sup>9</sup>	4,573.56 <sup>30</sup>	4,254.02 <sup>37</sup>	4,185.26 <sup>12</sup>			4,409.11 <sup>88</sup>
	Mkt Val*	5,410.52	4,936.34	4,605.18	4,519.14			4,766.54
							<b>Total Average</b>	<b>4,411.07<sup>176</sup></b>
								<b>4,767.73</b>

Superscript numbers refer to the number of sold properties used in the calculation

\*Adjusted current market value based on Land Registry price paid and UK House Price Index



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No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area sq ft	Price per sq ft	Market Price per sq ft	Tenure
1	80, North Road, St Andrews, Bristol, City Of Bristol BS6 5AJ	03/02/17	622500	673197	N	Terraced	5		1456.79	427.31	462.11	Freehold
2	6, Arundel Road, Bristol, City Of Bristol BS7 8HA	03/02/17	450000	486648	N	Detached	3		893.4	503.69	544.71	Freehold
3	20, Effingham Road, Bristol, City Of Bristol BS6 5BJ	03/02/17	685000	740787	N	Semi-detached	4		1743.75	392.83	424.82	Freehold
4	Flat 26, Ducrow Court, Backfields Lane, Bristol, City Of Bristol BS2 8AR	07/02/17	175000	189252	N	Flat	1	1	484.38	361.29	390.71	Leasehold
5	Basement Flat, 43, St Johns Road, Clifton, Bristol, City Of Bristol BS8 2HD	09/02/17	455000	492055	N	Flat	2	2	1481.74	307.07	332.08	Leasehold
6	3, Stoke Hill, Bristol, City Of Bristol BS9 1LJ	09/02/17	1450000	1568089	N	Detached	5		4230.21	342.77	370.69	Freehold
7	23, Downleaze, Stoke Bishop, Bristol, City Of Bristol BS9 1LU	09/02/17	375000	405540	N	Flat	2	2	1054.86	355.5	384.45	Leasehold
8	32, St Johns Road, Clifton, Bristol, City Of Bristol BS8 2HG	10/02/17	1305000	1411280	N	Semi-detached	7		3907.3	333.99	361.19	Freehold
9	Flat 2, 5, Manilla Road, Bristol, City Of Bristol BS8 4ED	10/02/17	390000	421762	N	Flat	1	1	818.27	476.61	515.43	Leasehold
10	19, Edgecumbe Road, Bristol, City Of Bristol BS6 7AY	10/02/17	1150000	1243656	N	Semi-detached	5		3627.43	317.03	342.85	Freehold
11	2, New Kings Court, Bishopston, Bristol, City Of Bristol BS7 8JS	10/02/17	462000	499625	N	Detached	3		1130.21	408.77	442.06	Freehold
12	11, Stanley Road, Cotham, Bristol, City Of Bristol BS6 6NP	10/02/17	490000	529906	N	Terraced	2		1291.67	379.35	410.25	Freehold
13	10c, Elmgrove Road, Redland, Bristol, City Of Bristol BS6 6AH	10/02/17	300000	324432	N	Flat	2		645.83	464.52	502.35	Leasehold
14	21, Fernbank Road, Bristol, City Of Bristol BS6 6PZ	10/02/17	390000	421762	N	Flat	3	2/3	1173.27	332.41	359.48	Leasehold
15	Flat 1, 5, Great George Street, Bristol, City Of Bristol BS1 5RR	10/02/17	295000	319025	N	Flat	2		775	380.64	411.64	Leasehold
16	First Floor Flat, 10, Melville Road, Bristol, City Of Bristol BS6 6PA	13/02/17	310000	335247	N	Flat	2		699.65	443.08	479.16	Leasehold
17	5, Meridian Terrace, Bristol, City Of Bristol BS7 8AP	14/02/17	207850	224777	N	Flat	1		570.49	364.34	394.01	Leasehold
18	Flat 2, 5, Wetherell Place, Bristol, City Of Bristol BS8 1AR	15/02/17	250000	270360	N	Flat	2	2	500.63	499.37	540.04	Leasehold
19	46, St Andrews Road, Montpelier, Bristol, City Of Bristol BS6 5EH	15/02/17	425000	459612	N	Terraced	3		1026.01	414.22	447.96	Freehold
20	89, Egerton Road, Bristol, City Of Bristol BS7 8HR	16/02/17	490000	529906	N	Terraced	3	3	1097.92	446.3	482.65	Leasehold
21	276, High Kingsdown, Bristol, City Of Bristol BS2 8DF	16/02/17	300000	324432	N	Flat	2		936.46	320.36	346.45	Leasehold
22	80, Cranbrook Road, Bristol, City Of Bristol BS6 7DB	17/02/17	630000	681307	N	Terraced	4		2045.14	308.05	333.13	Freehold
23	518, Armidale Place, Bristol, City Of Bristol BS6 5DA	17/02/17	255000	275767	N	Flat	2		703.96	362.24	391.74	Leasehold
24	20, West Park, Bristol, City Of Bristol BS8 2LT	20/02/17	1000000	1081440	N	Commercial/Other	2	2	791.58	1263.3	1366.18	Freehold
25	44, York Road, Montpelier, Bristol, City Of Bristol BS6 5QF	22/02/17	429000	463938	N	Terraced	4		1517.71	282.66	305.68	Freehold
26	First Floor Flat, 56, Hampton Park, Bristol, City Of Bristol BS6 6LJ	24/02/17	275000	297396	N	Flat	2	2	678.88	405.08	438.07	Leasehold
27	187, Coldharbour Road, Bristol, City Of Bristol BS6 7SX	24/02/17	518000	560186	N	Terraced	4	3/4	1302.43	397.72	430.11	Freehold
28	84, Egerton Road, Bristol, City Of Bristol BS7 8HP	24/02/17	707700	765335	N	Terraced	4		1140.97	620.26	670.77	Freehold
29	6, Canynge Road, Bristol, City Of Bristol BS8 3JX	24/02/17	1050000	1135512	N	Terraced	4		2741.46	383.01	414.2	Freehold
30	6b, Melville Road, Bristol, City Of Bristol BS6 6PA	24/02/17	377000	407703	N	Flat	3	2/3	1022.57	368.68	398.7	Leasehold
31	12, Thorndale Mews, Bristol, City Of Bristol BS8 2HX	27/02/17	515000	556942	N	Terraced	2		968.75	531.61	574.91	Freehold
32	40b, Downleaze, Stoke Bishop, Bristol, City Of Bristol BS9 1LY	27/02/17	350000	378504	N	Flat	2		1103.52	317.17	343	Leasehold
33	29b, Downleaze, Stoke Bishop, Bristol, City Of Bristol BS9 1LU	27/02/17	370000	400133	N	Flat	2		2529.52	146.27	158.19	Leasehold
34	Flat 3, 49, Colston Street, Bristol, City Of Bristol BS1 5AX	27/02/17	248000	268197	N	Flat	2	2	656.6	377.7	408.46	Leasehold
35	Flat 4, 42, Hampton Road, Redland, Bristol, City Of Bristol BS6 6HZ	28/02/17	222000	240080	N	Flat	1	1	386.42	574.5	621.29	Leasehold
36	Flat 6, North Contemporis, 20, Merchants Road, Clifton, Bristol, City Of Bristol BS8 4HH	28/02/17	540000	583978	N	Flat	3	2/3	1370.78	393.94	426.02	Leasehold
37	199, Redland Road, Bristol, City Of Bristol BS6 6YS	28/02/17	825000	892188	N	Commercial/Other	1	1	218.72	3771.9	4079.09	Freehold
38	Flat 1, The Grange, Saville Road, Bristol, City Of Bristol BS9 1JA	03/03/17	152500	164444	N	Flat	1		527.43	289.14	311.78	Leasehold
39	22, Harcourt Road, Bristol, City Of Bristol BS6 7RG	03/03/17	730000	787174	N	Terraced	5		1679.17	434.74	468.79	Freehold
40	20, Ashgrove Road, Redland, Bristol, City Of Bristol BS6 6NA	03/03/17	395000	425936	N	Flat	2		745.62	529.76	571.25	Leasehold
41	19, Beauchamp Road, Bristol, City Of Bristol BS7 8LQ	03/03/17	565000	609251	N	Terraced	4		1517.71	372.27	401.43	Leasehold
42	Top Floor Flat, 52, Alma Road, Clifton, Bristol, City Of Bristol BS8 2DG	03/03/17	265000	285755	N	Flat	1		748.52	354.03	381.76	Leasehold
43	32, Stanley Road, Cotham, Bristol, City Of Bristol BS6 6NW	09/03/17	620000	668558	N	Terraced	3		1356.25	457.14	492.95	Freehold
44	Flat C, 38, Bath Buildings, Bristol, City Of Bristol BS6 5PU	09/03/17	221000	238309	N	Flat	1		618.06	357.57	385.57	Leasehold
45	6, Meridian Vale, Bristol, City Of Bristol BS8 1BY	10/03/17	642500	692821	N	Terraced	4		1528.47	420.35	453.28	Freehold
46	Flat 2, Southdowns, The Avenue, Clifton, Bristol, City Of Bristol BS8 3GE	10/03/17	415000	447503	N	Flat	2		979.51	423.68	456.86	Leasehold
47	Flat 4, 46, Archfield Road, Bristol, City Of Bristol BS6 6BQ	10/03/17	275000	296538	N	Flat	2	2	864.34	318.16	343.08	Leasehold
48	4, Berkeley Crescent, Bristol, City Of Bristol BS8 1HA	17/03/17	1248000	1345743	N	Terraced	4		2497.22	499.75	538.9	Freehold
49	7, Berkeley Square, Bristol, City Of Bristol BS8 1HG	21/03/17	1600000	1725312	N	Terraced	2		290.63	5505.37	5936.55	Freehold
50	Flat 2, 25, Fernbank Road, Bristol, City Of Bristol BS6 6PZ	23/03/17	382000	411918	N	Flat	2	2	1119.45	341.24	367.97	Leasehold
51	24, Wildcroft Road, Bristol, City Of Bristol BS9 4HZ	01/12/16	400000	435086	N	Semi-detached	3		656.6	609.2	662.64	Freehold
52	Flat 1, 60, Belvoir Road, St Andrews, Bristol, City Of Bristol BS6 5DJ	01/12/16	260000	282806	N	Flat	2	2/3	592.01	439.18	477.7	Leasehold
53	Flat 3, 23, Victoria Walk, Bristol, City Of Bristol BS6 5ST	01/12/16	230000	250175	N	Flat	1	1	505.9	454.63	494.51	Leasehold
54	43, Zetland Road, Bristol, City Of Bristol BS6 7AH	05/12/16	675000	734208	N	Terraced	3		2352.67	286.91	312.08	Freehold
55	16c, Elliston Road, Bristol, City Of Bristol BS6 6QE	05/12/16	260000	282806	N	Flat	1		607.08	428.28	465.84	Leasehold
56	1, Lansdown Road, Clifton, Bristol, City Of Bristol BS8 3AA	07/12/16	1310000	1424908	N	Terraced	6		3392.14	386.19	420.06	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area sq ft	Price per sq ft	Market Price per sq ft	Tenure
57	25, Kellaway Avenue, Bristol, City Of Bristol BS6 7XS	07/12/16	575000	625437	N	Semi-detached	3		1453.13	395.7	430.41	Freehold
58	8, Monk Road, Bristol, City Of Bristol BS7 8LE	08/12/16	620000	674384	N	Terraced	4		1560.77	397.24	432.09	Leasehold
59	2, Overton Road, Bristol, City Of Bristol BS6 5AG	09/12/16	552296	600741	N	Semi-detached	4		1302.43	424.05	461.25	Leasehold
60	8, Shadwell Road, Bristol, City Of Bristol BS7 8EP	09/12/16	425000	462279	N	Terraced	2		1190.49	357	388.31	Freehold
61	Flat 9, Alexandra Apartments, Redland Court Road, Bristol, City Of Bristol BS6 7BF	12/12/16	499000	542770	N	Flat	2		1108.68	450.08	489.56	Leasehold
62	51, Cotham Road, Bristol, City Of Bristol BS6 6DN	12/12/16	425000	462279	N	Flat	3		1582.29	268.6	292.16	Leasehold
63	Flat 11, Montague Court, Montague Hill South, Bristol, City Of Bristol BS2 8HS	12/12/16	167000	181649	N	Flat	1	1	513.44	325.26	353.79	Leasehold
64	38, Chesterfield Road, St Andrews, Bristol, City Of Bristol BS6 5DL	13/12/16	750000	815787	N	Semi-detached	6		2303.47	325.6	354.16	Leasehold
65	20, Harcourt Road, Bristol, City Of Bristol BS6 7RG	13/12/16	721000	784243	N	Terraced	5		1765.28	408.43	444.26	Freehold
66	34, Queen Victoria Road, Bristol, City Of Bristol BS6 7PE	13/12/16	445000	484034	N	Terraced	2		1001.04	444.54	483.53	Freehold
67	189, Cranbrook Road, Bristol, City Of Bristol BS6 7QU	13/12/16	712500	774998	N	Semi-detached	4		1506.95	472.81	514.28	Freehold
68	509, Armidale Place, Bristol, City Of Bristol BS6 5DA	09/01/17	185000	201603	N	Flat	1		451.98	409.31	446.05	Leasehold
69	85, Redland Road, Bristol, City Of Bristol BS6 6AQ	10/01/17	384000	418462	N	Flat	3		1220.63	314.59	342.83	Leasehold
70	20, All Saints Road, Bristol, City Of Bristol BS8 2JJ	10/01/17	812000	884873	N	Terraced	5		2895.49	280.44	305.6	Freehold
71	18, Redland Grove, Bristol, City Of Bristol BS6 6PT	11/01/17	1225000	1334938	N	Semi-detached	6		3444.45	355.64	387.56	Freehold
72	Flat 3, 40, Arley Hill, Bristol, City Of Bristol BS6 5PR	11/01/17	312000	340000	N	Flat	2	2	404.72	770.9	840.08	Leasehold
73	8, Elton Mansions, Claremont Road, Bristol, City Of Bristol BS7 8AW	12/01/17	174000	189616	N	Flat	1	1	333.68	521.46	568.25	Leasehold
74	Flat 3, 145, Whiteladies Road, Bristol, City Of Bristol BS8 2QB	12/01/17	487000	530706	N	Flat	1		1033.33	471.29	513.59	Leasehold
75	26, Richmond Road, Montpellier, Bristol, City Of Bristol BS6 5EW	13/01/17	350000	381411	N	Terraced	2		983.82	355.76	387.68	Freehold
76	Flat 4, 51, Fernbank Road, Bristol, City Of Bristol BS6 6PX	13/01/17	193500	210866	N	Flat	1	1	548.96	352.49	384.12	Leasehold
77	Flat 5, 19, Upper Belgrave Road, Bristol, City Of Bristol BS8 2XL	16/01/17	370000	403206	N	Flat	2	2/3	754.55	490.36	534.37	Leasehold
78	18, Zetland Road, Bristol, City Of Bristol BS6 7AD	18/01/17	235000	256090	N	Flat	1	1	503	467.2	509.13	Leasehold
79	23, Clare Avenue, Bristol, City Of Bristol BS7 8JF	18/01/17	644000	701796	N	Terraced	4		1603.82	401.54	437.58	Freehold
80	43, Raglan Road, Bristol, City Of Bristol BS7 8EF	18/01/17	520000	566667	N	Terraced	3		1399.31	371.61	404.96	Leasehold
81	2, Roslyn Road, Bristol, City Of Bristol BS6 6NN	19/01/17	654000	712693	N	Semi-detached	4		1679.17	389.48	424.43	Freehold
82	19d, Cotham Road, Bristol, City Of Bristol BS6 6DJ	19/01/17	410000	446795	N	Flat	3	3	1205.56	340.09	370.61	Leasehold
83	Flat 2, 49, Colston Street, Bristol, City Of Bristol BS1 5AX	26/01/17	129000	140577	N	Flat	1	1	230.24	560.29	610.57	Leasehold
84	8, Beauchamp Road, Bristol, City Of Bristol BS7 8LQ	27/01/17	520000	566667	N	Terraced	3		1237.85	420.08	457.78	Leasehold
85	82, Cranbrook Road, Bristol, City Of Bristol BS6 7DB	27/01/17	690000	751924	N	Terraced	5		1894.45	364.22	396.91	Freehold
86	130, Bishop Road, Bristol, City Of Bristol BS7 8LZ	27/01/17	520000	566667	N	Terraced	4		1506.95	345.07	376.04	Leasehold
87	581, Electricity House, Colston Avenue, Bristol, City Of Bristol BS1 4TB	27/01/17	295000	321475	Y	Flat	1		538.19	548.13	597.32	Leasehold
88	Flat 1, 118, Pembroke Road, Clifton, Bristol, City Of Bristol BS8 3ER	31/01/17	390000	425001	N	Flat	2	2	796.53	489.62	533.57	Leasehold
89	72, Salisbury Road, Redland, Bristol, City Of Bristol BS6 7AT	31/01/17	480000	523078	N	Terraced	3		1001.04	479.5	522.53	Freehold
90	39c, Chandos Road, Bristol, City Of Bristol BS6 6PQ	31/01/17	330000	359616	N	Flat	2		742.71	444.32	484.19	Leasehold
91	13, Belmont Road, St Andrews, Bristol, City Of Bristol BS6 5AW	31/01/17	735000	800963	N	Semi-detached	5		1732.99	424.12	462.19	Freehold
92	73, Cairns Road, Bristol, City Of Bristol BS6 7TJ	15/12/16	575000	625437	N	Terraced	4		1399.31	410.92	446.96	Freehold
93	Apartment 16, Oakfield Court, Oakfield Road, Bristol, City Of Bristol BS8 2BD	15/12/16	268000	291508	Y	Flat	3		731.95	366.15	398.26	Leasehold
94	16, Windsor Road, Bristol, City Of Bristol BS6 5BP	16/12/16	780000	848419	N	Terraced	6		2260.42	345.07	375.34	Freehold
95	19, Logan Road, Bristol, City Of Bristol BS7 8DU	16/12/16	925000	1006137	N	Semi-detached	6		2238.89	413.15	449.39	Leasehold
96	123, Hampton Road, Redland, Bristol, City Of Bristol BS6 6JG	16/12/16	938000	1020278	N	Semi-detached	5		2464.93	380.54	413.92	Freehold
97	33, Queen Victoria Road, Bristol, City Of Bristol BS6 7PE	19/12/16	500000	543858	N	Semi-detached	3		1108.68	450.99	490.54	Freehold
98	First Floor Flat, 6, Frederick Place, Bristol, City Of Bristol BS8 1AS	19/12/16	330000	358946	N	Flat	2	2/3	631.52	522.55	568.39	Leasehold
99	32, Southleigh Road, Bristol, City Of Bristol BS8 2BH	21/12/16	229000	249087	N	Flat	1		496.22	461.49	501.97	Leasehold
100	12, Wolseley Road, Bristol, City Of Bristol BS7 8EN	21/12/16	412500	448683	N	Terraced	3		1044.1	395.08	429.73	Leasehold
101	Flat 2, 9, Vyvyan Terrace, Bristol, City Of Bristol BS8 3DF	21/12/16	470000	511227	N	Flat	2	2	935.38	502.47	546.54	Leasehold
102	12, Frederick Place, Bristol, City Of Bristol BS8 1AS	22/12/16	245000	266490	N	Flat	2		527.43	464.52	505.26	Leasehold
103	7, Wolseley Road, Bristol, City Of Bristol BS7 8EL	05/01/17	587000	639680	N	Terraced	4		1140.97	514.47	560.64	Leasehold
104	Flat 3, Wallcroft, Durdham Park, Bristol, City Of Bristol BS6 6XJ	05/01/17	340000	370513	N	Flat	2		957.99	354.91	386.76	Leasehold
105	129, Redland Road, Bristol, City Of Bristol BS6 6XX	05/01/17	675000	735578	N	Semi-detached	4		2992.36	225.57	245.82	Freehold
106	3, Llanarth Villas, Bristol, City Of Bristol BS6 5RQ	06/01/17	238000	259359	N	Flat	2	2	688.89	345.48	376.49	Leasehold
107	73a, Alma Vale Road, Bristol, City Of Bristol BS8 2HR	06/01/17	255000	277885	N	Flat	1		645.83	394.84	430.27	Leasehold
108	72, St Pauls Road, Clifton, Bristol, City Of Bristol BS8 1LP	06/01/17	270000	294231	N	Flat	2		680.82	396.58	432.17	Leasehold
109	38, Alma Vale Road, Bristol, City Of Bristol BS8 2HS	06/01/17	299950	326869	N	Terraced	1		472.54	634.77	691.73	Leasehold
110	7, Etloe Road, Bristol, City Of Bristol BS6 7PG	06/01/17	410000	446795	N	Terraced	3		1097.92	373.43	406.95	Freehold
111	1, Mornington Road, Bristol, City Of Bristol BS8 2UU	06/01/17	395000	430449	N	Terraced	2		721.18	547.71	596.87	Freehold
112	53, Cotham Road, Bristol, City Of Bristol BS6 6DN	06/01/17	385000	419552	N	Flat	2	2	914.93	420.8	458.56	Leasehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area sq ft	Price per sq ft	Market Price per sq ft	Tenure
113	5, Bolton Road, Bristol, City Of Bristol BS7 8BW	06/01/17	80000	87180	N	Commercial/Other			699.65	114.34	124.6	Freehold
114	584, Electricity House, Colston Avenue, Bristol, City Of Bristol BS1 4TB	06/01/17	490000	533975	Y	Flat			1108.68	441.97	481.63	Leasehold
115	35, Upper Cranbrook Road, Bristol, City Of Bristol BS6 7UR	24/03/17	805000	868048	N	Semi-detached	5		2228.13	361.29	389.59	Freehold
116	37b, Apsley Road, Bristol, City Of Bristol BS8 2SN	24/03/17	580000	625426	N	Semi-detached	3		1313.2	441.67	476.26	Freehold
117	Flat 1, Down House, 14, Kingsdown Parade, Bristol, City Of Bristol BS6 5UP	24/03/17	300000	323496	N	Flat	2	2	645.83	464.52	500.9	Leasehold
118	Flat 4, 145, Whiteladies Road, Bristol, City Of Bristol BS8 2QB	01/02/17	530000	573163	N	Flat			1033.33	512.9	554.67	Leasehold
119	Hall Floor Flat, 9, Clevedon Terrace, Bristol, City Of Bristol BS6 5TX	02/02/17	225000	243324	N	Flat	1		447.89	502.36	543.27	Leasehold
120	Flat 110, Kings Quarter Apartments, 15, King Square Avenue, Bristol, City Of Bristol BS2 8HP	14/12/16	182500	198508	N	Flat	1	1	483.94	377.11	410.19	Leasehold
121	43a, Downleaze, Stoke Bishop, Bristol, City Of Bristol BS9 1LX	24/03/17	379500	409222	N	Flat	2		1001.04	379.1	408.8	Leasehold
122	Flat A, 21, St Pauls Road, Clifton, Bristol, City Of Bristol BS8 1LX	24/03/17	450000	485244	N	Flat			1207.17	372.77	401.97	Leasehold
123	Flat A, 17, St Pauls Road, Clifton, Bristol, City Of Bristol BS8 1LX	24/03/17	400000	431328	N	Flat			1216.86	328.72	354.46	Leasehold
124	Flat 2, Greenway House, Redland Park, Bristol, City Of Bristol BS6 6SD	28/03/17	312000	336436	N	Flat	2		871.88	357.85	385.88	Leasehold
125	56, St Albans Road, Bristol, City Of Bristol BS6 7SH	29/03/17	675000	727866	N	Terraced	3		1550	435.48	469.59	Freehold
126	15a, Redland Park, Bristol, City Of Bristol BS6 6SA	29/03/17	460000	496027	N	Flat	2		1097.7	419.06	451.88	Leasehold
127	2, Fairhaven Road, Bristol, City Of Bristol BS6 7TX	31/03/17	625000	673950	N	Terraced	3		1356.25	460.83	496.92	Freehold
128	4, Egerton Road, Bristol, City Of Bristol BS7 8HL	31/03/17	870000	938138	N	Terraced	6		1731.37	502.49	541.85	Freehold
129	12, Hartington Park, Bristol, City Of Bristol BS6 7ES	31/03/17	700000	754824	N	Terraced	5		2023.61	345.92	373.01	Freehold
130	Flat 7, Gillham House, Claremont Road, Bristol, City Of Bristol BS7 8DX	31/03/17	191064	206028	N	Flat	1		481.15	397.1	428.2	Leasehold
131	1c, Julian Road, Sneyd Park, Bristol, City Of Bristol BS9 1NQ	31/03/17	430000	463678	N	Flat	3	2/3	1188.98	361.65	389.98	Leasehold
132	Flat 31, Irving House, Park Row, Bristol, City Of Bristol BS1 5LU	31/03/17	170000	183314	N	Flat	1	1	466.08	364.75	393.31	Leasehold
133	2, Prospect Park, Prospect Avenue, Kingsdown, Bristol, City Of Bristol BS2 8EH	03/04/17	385000	414496	N	Terraced	3	3	1678.09	229.43	247	Freehold
134	Flat B, 11, Sunderland Place, Bristol, City Of Bristol BS8 1NA	03/04/17	340000	366048	N	Flat	2	2	592.01	574.31	618.31	Leasehold
135	5, St Helena Road, Bristol, City Of Bristol BS6 7NP	06/04/17	750000	807460	N	Terraced	5		1862.15	402.76	433.62	Freehold
136	Flat 6, Chandos, Woodfield Road, Bristol, City Of Bristol BS6 6PL	07/04/17	411000	442488	N	Flat	2		1108.68	370.71	399.11	Leasehold
137	Flat 20, Parklands, 27, Tyndalls Park Road, Bristol, City Of Bristol BS8 1PQ	11/04/17	440000	473710	N	Flat	3	2/3	936.46	469.85	505.85	Leasehold
138	26, Queen Victoria Road, Bristol, City Of Bristol BS6 7PE	12/04/17	520000	559839	N	Terraced	2		1083.17	480.07	516.85	Freehold
139	44, Cranbrook Road, Bristol, City Of Bristol BS6 7BT	13/04/17	358000	385427	N	Flat	2		567.24	631.13	679.48	Leasehold
140	Flat 1, 48, Woodstock Road, Redland, Bristol, City Of Bristol BS6 7EP	20/04/17	248000	267000	N	Flat	1	1	536.37	462.37	497.8	Leasehold
141	15, Southleigh Road, Bristol, City Of Bristol BS8 2BQ	21/04/17	220000	236855	N	Flat	1		462.85	475.32	511.73	Leasehold
142	4a, Kensington Road, Redland, Bristol, City Of Bristol BS6 6NQ	21/04/17	335000	360665	N	Semi-detached	2		635.07	527.5	567.91	Freehold
143	15, Chesterfield Road, St Andrews, Bristol, City Of Bristol BS6 5DN	21/04/17	846000	910814	N	Semi-detached	5		1681.11	503.24	541.79	Freehold
144	First Floor Flat, 28, Clifton Park Road, Bristol, City Of Bristol BS8 3HL	25/04/17	325000	349899	N	Flat	2		897.71	362.03	389.77	Leasehold
145	40, Downs Park West, Bristol, City Of Bristol BS6 7QL	26/04/17	1005000	1081996	N	Semi-detached	4		2140.94	469.42	505.38	Freehold
146	58, Pembroke Road, Clifton, Bristol, City Of Bristol BS8 3DT	27/04/17	662500	713256	N	Flat	3		899.22	736.75	793.2	Leasehold
147	Flat 3, 24, Downleaze, Stoke Bishop, Bristol, City Of Bristol BS9 1LZ	28/04/17	400000	430645	N	Flat	3	3	1016.11	393.66	423.82	Leasehold
148	35, Belmont Road, St Andrews, Bristol, City Of Bristol BS6 5AP	28/04/17	766000	824685	N	Detached	4		1808.34	423.59	456.05	Leasehold
149	5, West Park, Bristol, City Of Bristol BS8 2LX	28/04/17	686000	738556	N	Terraced	6		2010.7	341.18	367.31	Freehold
150	19, Ashley Road, Bristol, City Of Bristol BS6 5NH	02/05/17	710000	759481	N	Terraced	5		2798.61	253.7	271.38	Freehold
151	Flat 5, 110, Pembroke Road, Clifton, Bristol, City Of Bristol BS8 3EW	04/05/17	345000	369044	N	Flat	1	1	672.21	513.24	549	Leasehold
152	Flat 2, 14, Clifton Road, Bristol, City Of Bristol BS8 1AQ	05/05/17	392500	419854	N	Flat	3	2/3	850.35	461.58	493.74	Leasehold
153	19, Royal Park, Bristol, City Of Bristol BS8 3AL	05/05/17	1275000	1363857	N	Detached	5		2497.22	510.57	546.15	Freehold
154	81, Cornwall Road, Bristol, City Of Bristol BS7 8LJ	05/05/17	729000	779805	N	Terraced	4		2088.2	349.11	373.43	Leasehold
155	14a, Lansdown Place, Bristol, City Of Bristol BS8 3AF	12/05/17	410000	438574	N	Flat	3		1064.33	385.22	412.06	Leasehold
156	Apartment 5, Litfield Court, Litfield Place, Bristol, City Of Bristol BS8 3DL	12/05/17	950000	1016207	N	Flat			1313.2	723.43	773.84	Leasehold
157	9, Worcester Terrace, Bristol, City Of Bristol BS8 3JW	15/05/17	443500	474408	N	Flat	1		850.35	521.55	557.9	Leasehold
158	Flat 4, 11, Clevedon Terrace, Bristol, City Of Bristol BS6 5TX	15/05/17	277500	296840	N	Flat	2	2	554.02	500.89	535.79	Leasehold
159	2, Alma Road Avenue, Bristol, City Of Bristol BS8 2DH	15/05/17	661000	707066	N	Terraced			2421.88	272.93	291.95	Freehold
160	95, Cromwell Road, St Andrews, Bristol, City Of Bristol BS6 5EX	17/05/17	580000	620421	N	Semi-detached	4		2174.31	266.75	285.34	Freehold
161	103, Berkeley Road, Bishopston, Bristol, City Of Bristol BS7 8HQ	18/05/17	620000	663209	N	Terraced	3		1323.96	468.29	500.93	Freehold
162	13, Harcourt Road, Bristol, City Of Bristol BS6 7RQ	18/05/17	620000	663209	N	Terraced			2101.11	295.08	315.65	Freehold
163	4, Picton Mews, Bristol, City Of Bristol BS6 5PB	19/05/17	385000	411831	N	Terraced	2		904.17	425.81	455.48	Freehold
164	Flat 7, Rupert House, 114, St Michaels Hill, Bristol, City Of Bristol BS2 8BQ	19/05/17	205000	219287	N	Flat	1	1	399.77	512.79	548.53	Leasehold
165	19, Etloe Road, Bristol, City Of Bristol BS6 7NZ	26/05/17	579000	619352	N	Terraced	3		1108.68	522.24	558.64	Freehold
166	2a, Lower Clifton Hill, Bristol, City Of Bristol BS8 1BT	26/05/17	582000	622561	N	Terraced	3	3	1463.03	397.8	425.53	Freehold
167	31, Ravenswood Road, Bristol, City Of Bristol BS6 6BW	30/05/17	1030000	1101783	N	Semi-detached	4		1822.44	565.18	604.57	Freehold
168	68, St Albans Road, Bristol, City Of Bristol BS6 7SH	31/05/17	675000	722042	N	Semi-detached	3		1237.85	545.3	583.3	Freehold

No	Address	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area sq ft	Price per sq ft	Market Price per sq ft	Tenure
169	83, Shaftesbury Avenue, Bristol, City Of Bristol BS6 5LU	31/05/17	450000	481361	N	Terraced	3		923.54	487.25	521.21	Freehold
170	77, Shaftesbury Avenue, Bristol, City Of Bristol BS6 5LU	31/05/17	400000	427877	N	Semi-detached	3		1019.34	392.41	419.76	Freehold
171	1, 7, Cambridge Park, Bristol, City Of Bristol BS6 6XN	31/05/17	290000	310211	N	Flat	1	1	633.99	457.42	489.3	Leasehold
172	56, Linden Road, Westbury Park, Bristol, City Of Bristol BS6 7RR	02/06/17	650000	690952	N	Terraced	4		1614.59	402.58	427.94	Freehold
173	Flat 7, Plimsoll House, Ashgrove Road, Redland, Bristol, City Of Bristol BS6 6LZ	06/06/17	165000	175395	N	Flat	1	1	312.15	528.59	561.89	Leasehold
174	51b, Springfield Road, Bristol, City Of Bristol BS6 5SW	09/06/17	247000	262562	N	Flat	1		701.81	351.95	374.12	Leasehold
175	20, Tyne Road, Bristol, City Of Bristol BS7 8EE	13/06/17	810000	861032	N	Terraced	4		1851.39	437.51	465.07	Freehold
176	Flat 27, Avon Court, Beaufort Road, Clifton, Bristol, City Of Bristol BS8 2JT	23/06/17	147700	157005	N	Flat	1		496.22	297.65	316.41	Leasehold