

Prepared for Mr & Mrs Jackson

20
Windmill Court

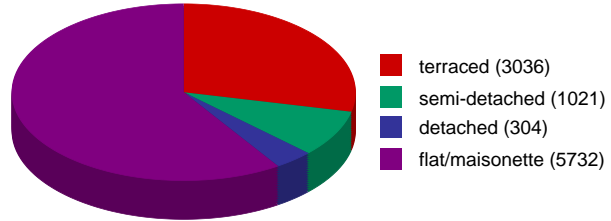
2 Bedroom Purpose Built Flat / Maisonette

Sarah Mains Estate Agents
Telephone: 0191 2403333
Web Address: www.sarahmains.com

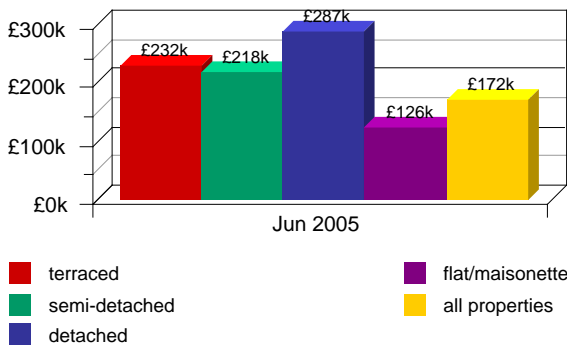
Residential Stock in NE2

Property Types

The split of property types in your postcode based on census data. The make up of property stock within your postcode district is not static. However, changes are infrequent being dependent upon publication of Census data.



Current Prices in NE2



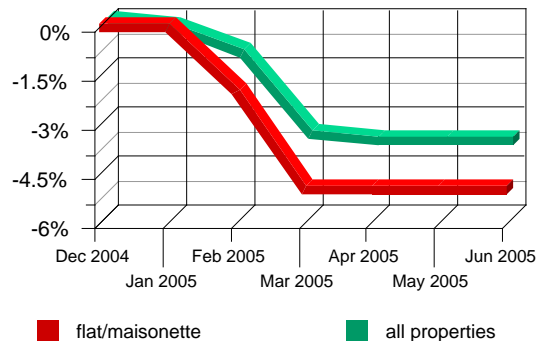
Average Prices

The average value of each property type, in your postcode district, as well as the average price of all properties in this postcode. If you seek a specific value that is above the average the marketing of your property will need to highlight the positive features of the home that make the property "unique".

Price Trends in NE2

Price Trends

The percentage change in average price achieved for all property types in your postcode district. These figures change monthly.



	January		February		March		April		May		June	
	avg	ch	avg	ch	avg	ch	avg	ch	avg	ch	avg	ch
Flat/Maisonette	£132K	0%	£130K	-2%	£126K	-3%	£126K	0%	£126K	0%	£126K	0%

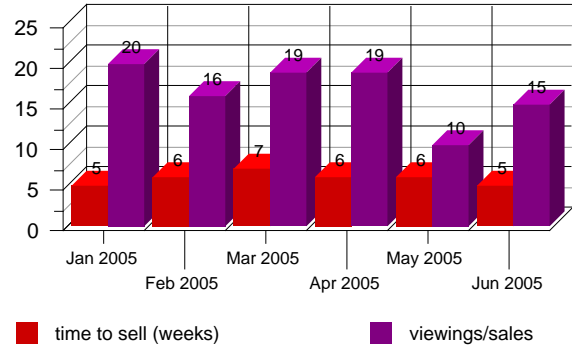
Market Activity in NE2

Time to Sell

This is an analysis of how long, on average, it takes to get an offer accepted from when the property was first put on the market in your postcode district; the less time it takes to get an offer, the more buoyant the market. Time in addition to this should be allowed for the sale to go through, e.g. surveys, mortgage offer, exchange of contracts, etc.

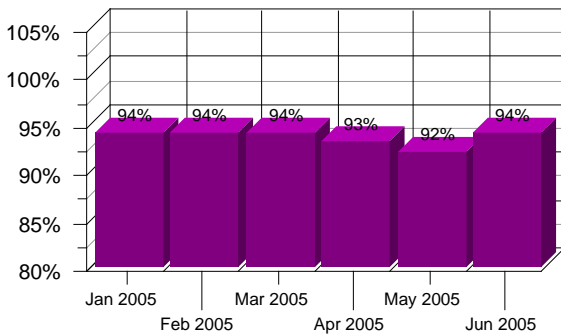
Viewings per Sale

How many viewings on average before an offer is made in your postcode district - decrease over time implies a stronger market.



	January	February	March	April	May	June
time to sell (weeks)	5	6	7	6	6	5
viewings/sale	20	16	19	19	10	15

Price Achieved as Percentage of Asking Price in NE2



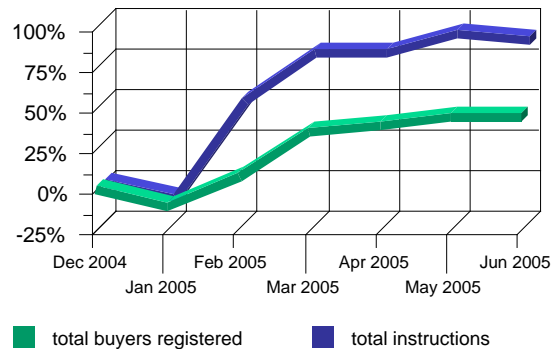
Sales to Asking Price

Changes in the ratio between achieved and asking prices are an early indicator of market shifts. In a strong market this percentage is close to 100%, in a weaker market it drops to below 95%.

Market Demand in NE2

Buyers & Instructions

The monthly percentage change in number of new buyers registering and the change in properties available in your postcode district over recent months. Changes in the number of new buyers can be seen as a leading indicator of future market activity for the area. Change in the ratio of new buyers to new properties can have an impact on the overall market in your area.



	January	February	March	April	May	June
buyers registered	-11	18	27	5	5	0
instructions on books	-10	60	28	1	13	-5

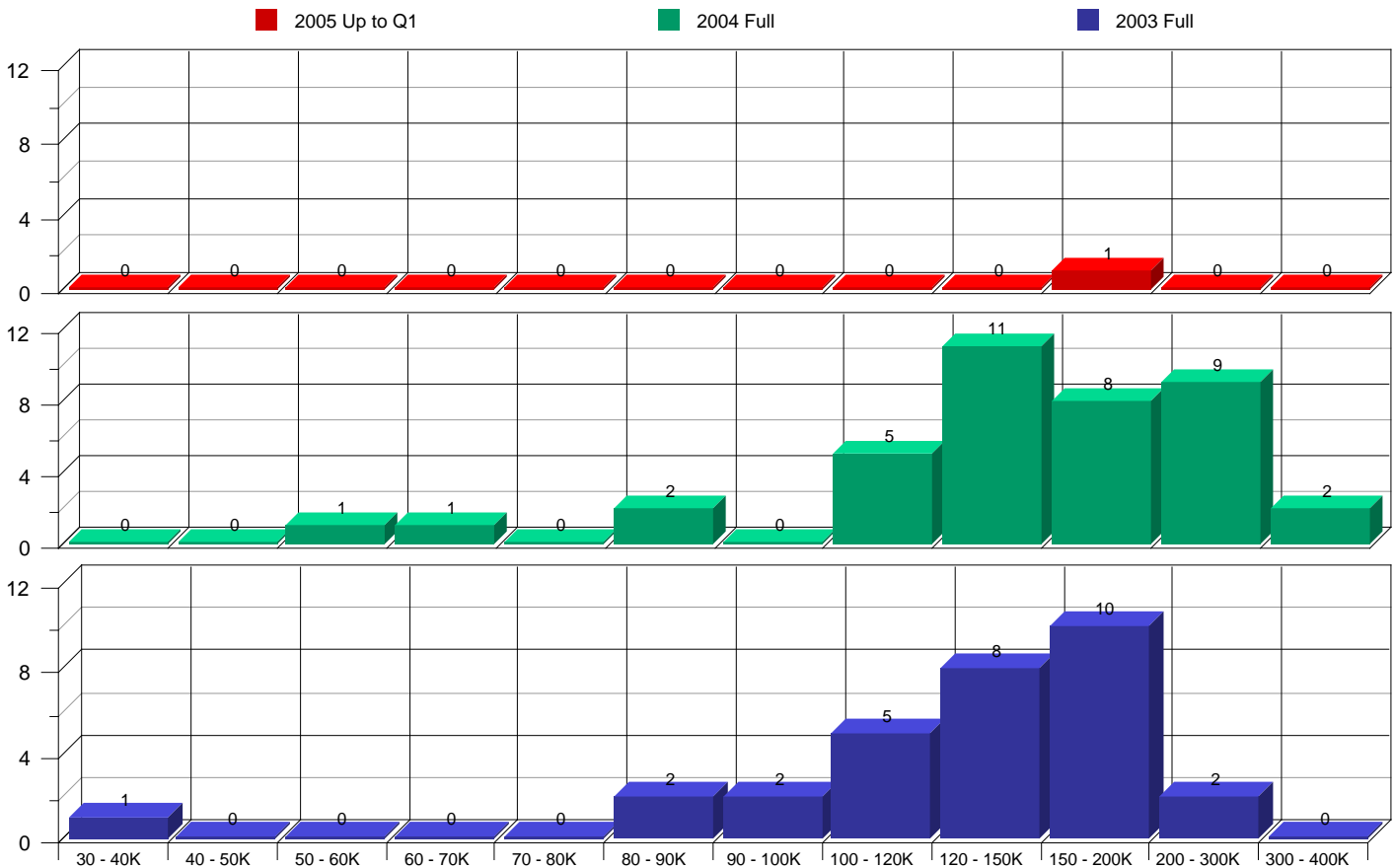
■ **Actual Sales in NE2 4** ■

HM Land Registry

Historic sales data from the HM Land Registry illustrates the local price band activity for your property type within your Postcode Sector e.g. SE19 2.

Although HM Land Registry data is precise for those property sales recorded it may not be fully representative of your market. Each property sale has to be registered with HM Land Registry within 6 months of completion. HM Land Registry applies no weighting or adjustment to the information collected. The published data provides simple averages. HM Land Registry also states that not all properties are registered within a postcode sector.

Crown copyright material is reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland.



	2005 Up to Q1	2004 Full	2003 Full
property count	1	39	30
average price	n/a*	£182,577	£140,303

* Please note that when a low number of properties have been sold, HM Land Registry do not produce an average price

■ **Property Comparables - continued** ■

The comparables properties shown here have been selected based on recent sales, valuations and properties on the market in your area.

The table provides summary details:

- location
- distance from the selected property
- the estimated open market value of the property in the current market using the Hometrack Index™ extrapolation methodology
- and if available a brief description of the property



4 comparables selected for the property

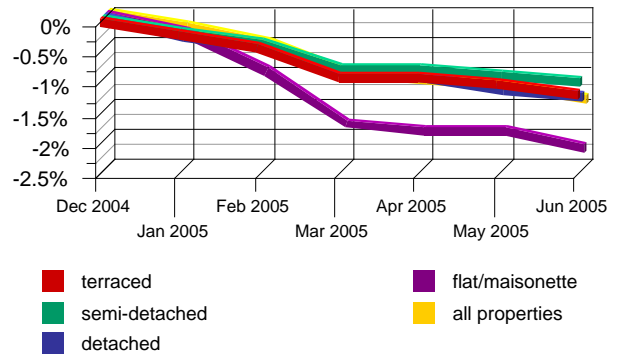
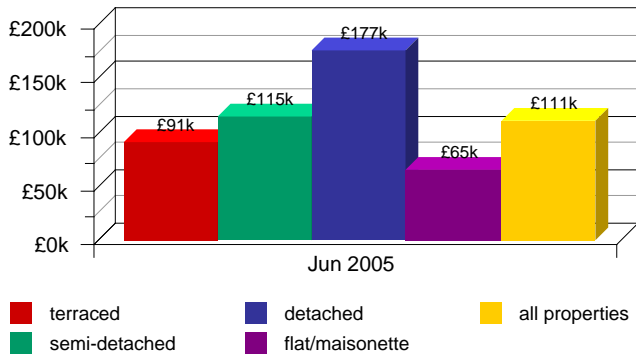
details	distance	price	status	date
2 Bed Purpose Built Flat / Maisonette (Built 1990), 1 Windmill Court, Newcastle Upon Tyne, NE2 4BA	1 54m	£117,000	sold(LR)	01/08/03
Flat / Maisonette, 3 Windmill Court, Newcastle Upon Tyne, NE2 4BA	2 54m	£135,000	sold(LR)	30/07/04
2 Bed Converted Flat / Maisonette (Built 1960), 16 North Terrace, Newcastle Upon Tyne, NE2 4AD	3 226m	£158,000	sold	30/11/04
2 Bed Purpose Built Flat / Maisonette (Built 1895), 92 Ancrum Street, Newcastle Upon Tyne, NE2 4LR	4 444m	£136,000	sold(LR)	17/09/04

■ Found a New Property? ■

Individual Property Report

In buying a house you are about to make one of the biggest financial decisions of your life. If you have found a potential property to purchase and want to know more about the specific asset in which you are about to invest try www.hometrack.co.uk.

■ Current Prices In Your Region - Tyne and Wear ■



House Price Trends

When moving within the area you may be interested in how property prices have changed and current average values in your region. If you are moving out of the area information on additional regions can be found at www.hometrack.co.uk

	January		February		March		April		May		June	
	avg	ch	avg	ch	avg	ch	avg	ch	avg	ch	avg	ch
Terraced	£92K	-0.2%	£91K	-0.2%	£91K	-0.5%	£91K	0%	£91K	-0.1%	£91K	-0.2%
Semi-detached	£116K	-0.2%	£116K	-0.2%	£115K	-0.4%	£115K	0%	£115K	-0.1%	£115K	-0.1%
Detached	£179K	-0.3%	£179K	-0.2%	£178K	-0.4%	£178K	-0.1%	£177K	-0.2%	£177K	-0.1%
Flat & Maisonette	£66K	-0.3%	£66K	-0.6%	£65K	-0.9%	£65K	-0.1%	£65K	0%	£65K	-0.3%

■ About the Data ■

This report provides you with an in-depth analysis of price trends in your area. The report is based upon information provided by hometrack, the only independent property research and database company in the UK.

The report contains independent, up-to-date information that gives a clear picture of price trends for each type of property in your area. The report also gives information on how many viewings each type of property will typically get before it sells, how quickly properties are selling in the area and how many local buyers and sellers are entering the market at that time.

Conflicting reports about whether national and regional house prices are going up or down are creating confusion and uncertainty amongst home owners and making the choice of whether to buy, sell or rent property even more difficult than it needs to be. By offering this report we hope to remove some of this confusion, let you know what is really going on in your area and give you enough information to make an informed choice.

As Approved Agents for hometrack we are licensed to use the latest available data collected from authorised agents up and down the country. According to hometrack Approved Agents are amongst the top 30% in the UK, as assessed by a team of mystery shoppers. The mystery shopping approach encourages Approved Agents to strive to maintain the highest standards within the industry. In the assessment, we were judged against various standards of service that included: quality of customer care, our depth of local market knowledge, how we market properties and how we advertise them in print and on the web.

In choosing a hometrack Approved Agent we believe you will get more informed and better-qualified advice and you will be presented with personalised reports on the market place and the property being bought or sold. This is designed to provide you with a more secure and less stressful way of buying or selling your home. Further details are available at www.hometrack.co.uk

■ Legal Notice - Contents and use of information ■

All data within this report is respectively provided or offered by third parties that are not affiliated with or otherwise connected with hometrack.co.uk Limited ('hometrack'). hometrack, collates and publishes such information in good faith but does not in any circumstances accept responsibility for the accuracy, completeness, suitability, currency or otherwise of such information.

Data within this report is provided to you for information purposes. You assume total responsibility and risk for subsequent use of any information contained within this report. It is your sole responsibility to evaluate the accuracy, completeness, usefulness and suitability of all information provided within the report. If you are selling a property you are advised to make your own independent enquiries before entering into any agreements with third parties in connection therewith.

All data and information within this report are provided on an 'as is' basis. To the fullest extent permissible by applicable law, hometrack and, or the agent presenting you with this report do not make any express or implied warranties, representations or endorsements whatsoever with regard to the data or any information provided. In no event will hometrack and, or the agent be liable to you or any other party using this report for any loss or damage of any nature whatsoever and howsoever arising (including due to our negligence) out of or in connection with this report or its contents, whether due to inaccuracy, error, omission or any other cause and whether on the part of hometrack and, or the agent, or any other person. Nothing within this report shall exclude or restrict hometrack's or the agent's liabilities for death or personal injury caused by its negligence.