



PROPERTY MARKET APPRAISAL

29 Dunyeats Road

BH18 8AB · Wimborne & Broadstone



Prepared for **Mr & Mrs Hart**
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Prepared by **Becky Peters**
Meyers · Wimborne & Broadstone

THE RECOMMENDATION

£650,000 – £695,000

Recommended asking price **£700,000** · Good confidence

ASKING PRICE

£700,000

EXPECTED SELLING RANGE

£650,000 – £695,000

GUIDE MARKETING PERIOD

6–10 weeks

Recommended launch strategy: Launch at offers over £675,000

WHY THIS FIGURE

Larger-than-average plot and recent kitchen extension support the upper end of the local range; condition is good but the bathrooms are dated.

Our assessment of your property

The valuing agent's view of what will drive the sale.

A well-proportioned 1930s detached home on one of Broadstone's most desirable roads, within the sought-after school catchment.

AT A GLANCE

Type	Detached
Bedrooms	4
Bathrooms	2
Floor area	148 m²
Tenure	Freehold
EPC	D
Council tax	F
Parking	Driveway + garage

GARDEN

GARAGE

DRIVEWAY

EXTENDED KITCHEN

Comparable evidence

Recent local sales and current competition that support the recommendation.

49 Dunyeats Road KEY EVIDENCE INFERIOR

£430,000

Detached · 4 bed · completed · sold 4 Oct 2023

Same road, smaller plot and unmodernised — supports a premium for number 29.

Dunyeats Road (detached) KEY EVIDENCE SIMILAR

£695,000

Detached · 4 bed · completed · sold 10 Nov 2023

Closest match in size and condition; strong anchor for the guide.

Roman Road SIMILAR

£620,000

Detached · 4 bed · completed · sold 1 May 2024

Pricing strategy

Three ways to bring your home to market. Our recommendation is highlighted.

Competitive

£650,000

£650,000 – £680,000 · 2–4 weeks · High enquiries

Generates strong early interest and competing offers.

May undersell if demand is stronger than expected.

RecommendedRECOMMENDED

£675,000

£650,000 – £695,000 · 6–10 weeks · Good enquiries

Balances value against a realistic timescale.

Low.

Aspirational

£725,000

£680,000 – £710,000 · 10–16 weeks · Limited enquiries

Tests the ceiling of the market.

Slower interest, likely reduction.

Your local market

How the market for homes like yours is behaving right now.

Average time to sell (Broadstone)

8 weeks

Branch data

Median sold price (BH18 8AB)

£390,000

HM Land Registry · 1997–2023

Sales recorded (BH18 8AB)

17

HM Land Registry · 1997–2023

Most recent sale

£695,000 · Nov 2023

HM Land Registry

Price change 1997→2023

+273%

HM Land Registry



Ready to move forward?

We'd be delighted to bring your home to market. To proceed, confirm your preferred launch date or book a follow-up call with your valuing agent.

Meyers · Wimborne & Broadstone

Suite 1, Dorset House, 7 The Square, BH21 1JA

01202 818220 · corfemullen@meyersstates.com

Your agent: **Becky Peters**

This report is an estate-agent market appraisal prepared to advise on a potential marketing strategy. It is not a formal valuation for mortgage, legal, taxation, insurance or other regulated purposes. The recommended figures are based on the property information available, the agent's inspection, comparable evidence and current market conditions. The eventual selling price may differ.