

Help sheet: 0019

## Property Services Regulatory Authority (PSRA) Compliance Help Sheet

# Advised Market Value (AMV)

**Advised Market Value (AMV)** - Agents are required to provide clients with a statement of the advised market value of the residential/commercial property or agricultural land which they have been asked to value for the purpose of selling. An agent shall not state an estimate of the selling price to a prospective purchaser, in any advertisement, particulars or conditions of sale, or at the auction, a price that is less than the advised market value and the PSRA may require an agent to provide evidence of the reasonableness and means of calculation of any advised market value

The advised market value is the agents reasonable estimate, at the **time** of such valuation, of the **amount**, or of the relevant price **range**, that would be paid by a willing buyer in an arm's length transaction after proper marketing where both parties act knowledgeably, prudently and without compulsion

In addition to the clause in the Letter of Engagements, the PSRA has also specified a Statement of Advised Market Value and PSRA/S55(1)-2012 was published on 23rd October 2012 and agents should check on the PSRA website [www.psr.ie](http://www.psr.ie) that it has not been superseded before using it. The Society has additional guidance on advised market value which is **available by clicking here** or at [www.scsi.ie/Regulation/PSRACompliance](http://www.scsi.ie/Regulation/PSRACompliance)

The Society has published a series of regulation helpsheets which are available at: [www.scsi.ie](http://www.scsi.ie) or if you have any further queries please do not hesitate to contact us at: [regulation@scsi.ie](mailto:regulation@scsi.ie)

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