



Client: Lightstone Risk Management
User: xxxxx
Tracking #: Blueprint_Prop:20160602100840
Report Date: 2016/06/02
Report #: 22547551

Property Details

Property Type: FREEHOLD
Province: GAUTENG
Township: RANDPARKRIF EXT 13
Portion #: 0
Suburb: RANDPARK RIDGE
Street #:
Last Sales Date: 20111028
Land Size (Registered): 1928 m²
Land Size (Cadastral): 1929 m²
Estimate Size Under Roof: Not Available

Legal Description: Erf xxxx RANDPARKRIF EXT 13 CITY OF JOHANNESBURG GAUTENG
Municipality: CITY OF JOHANNESBURG
Erf #: xxxx
Street: xxxxx AVENUE
Last Sales Price: R x xxx 000
Coordinates (Lat\ Long): [Google Maps](#) | [Street View](#)
SG Code: T0IQ03330000130700000

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
xxxxx	xxxxxxxxxxxxx	Txxxx/2012	50%	Not Available
xxxxx	xxxxxxxxxxxxx	Txxxx/2012	50%	Not Available

Imagery





	Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	Price/Unit	Distance	Cash				
1	10 FERERO AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1336 0	20160311		R 1 600 000	1400 m ²	R 1 143	159	<input type="checkbox"/>	2	2	-	76
2	30 FERERO AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 23	2049 0	20160203		R 2 000 000	1060 m ²	R 1 887	263	<input type="checkbox"/>	-	-	-	-
3	32 KAYBURNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1204 0	20160504		R 1 500 000	1421 m ²	R 1 056	398	<input type="checkbox"/>	-	-	-	-
4	9 KAYBURNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1257 0	20160113		R 1 800 000	1357 m ²	R 1 326	384	<input type="checkbox"/>	4	2	2	234
5	9 CATALENTI DRIVE RANDPARK RIDGE	RANDPARKRIF EXT 13	1285 0	20150724	20160204	R 1 580 000	1726 m ²	R 915	182	<input type="checkbox"/>	2	1	2	301
6	17 FARROW AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1463 0	20151218	20160420	R 2 120 000	1338 m ²	R 1 584	417	<input type="checkbox"/>	3	2	2	198
7	17 CATALENTI DRIVE RANDPARK RIDGE	RANDPARKRIF EXT 13	1281 0	20150902	20151111	R 1 650 000	1456 m ²	R 1 133	170	<input type="checkbox"/>	4	3	-	215
8	80 KAYBURNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 40	2660 0	20160404		R 2 000 000	1133 m ²	R 1 765	579	<input type="checkbox"/>	3	2.5	2	320
9	23 KAYBURNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 23	2115 0	20160120	20160308	R 1 800 000	1160 m ²	R 1 552	369	<input type="checkbox"/>	-	-	-	-
10	12 PRINIA AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 23	2037 0	20151126	20160205	R 1 800 000	1025 m ²	R 1 756	189	<input type="checkbox"/>	-	-	-	-
11	12 TAYLOR AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1422 0	20151005	20160201	R 1 950 000	1338 m ²	R 1 457	468	<input type="checkbox"/>	3	2	2	210
12	18 WAYNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1296 0	20150524	20150722	R 2 200 000	1390 m ²	R 1 583	151	<input checked="" type="checkbox"/>	-	-	-	-
13	10 FARROW AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1221 0	20150815	20151120	R 2 350 000	1930 m ²	R 1 218	619	<input type="checkbox"/>	4	3	2	300
14	4 COLLINS AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1444 0	20160213	20160509	R 1 800 000	1342 m ²	R 1 341	615	<input type="checkbox"/>	-	-	-	-
15	40 FARROW AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1331 0	20150622	20151022	R 2 300 000	1450 m ²	R 1 586	217	<input type="checkbox"/>	3	2	-	292
16	15 CATALENTI DRIVE RANDPARK RIDGE	RANDPARKRIF EXT 13	1282 0	20150122	20150326	R 1 690 000	1624 m ²	R 1 041	167	<input type="checkbox"/>	3	2	2	175
17	211 DALE LACE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 23	1977 0	20151217	20160408	R 2 600 000	1109 m ²	R 2 344	322	<input type="checkbox"/>	-	-	-	-
18	35 SUIKERBOS AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 24	2865 0	20151221	20160422	R 2 125 000	1200 m ²	R 1 771	637	<input type="checkbox"/>	-	-	-	-
19	6 WAYNE AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1290 0	20141215	20150324	R 1 975 000	1390 m ²	R 1 421	141	<input checked="" type="checkbox"/>	3	2	-	280
20	5 CHAPLIN AVENUE RANDPARK RIDGE	RANDPARKRIF EXT 13	1269 0	20150825	20151125	R 2 580 000	1339 m ²	R 1 927	308	<input checked="" type="checkbox"/>	4	3	2	-

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 1 971 000

Quick Valuation Details

Expected Low: R 1 850 000
Confidence Level: High

Expected High: R 2 400 000

Municipal Valuation

Municipal Valuation: R 1 430 000
Rating Period: 2013/2014
Usage Category: RESIDENTIAL

Year of Valuation: 2012
Estimated Monthly Rates: R 699
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
xxxxx	R x xxx 000	Bxxxx/2012	20120223

Other Endorsements

No endorsements info on the selected property.

Servitudes

No servitudes info on the selected property.

Transfer History

Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No
xxxxx	xxxxx	20120223	20111028	R x xxx 000	Txxxx/2012
xxxxx		20051219	20050810	R x xxx 000	Txxxx/2005
xxxxx	xxxxx	20041207	20040907	R x xxx 000	Txxxx/2004

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 5 200 000 Min Transfer in Suburb: R 34 078 Total Transfers: 77

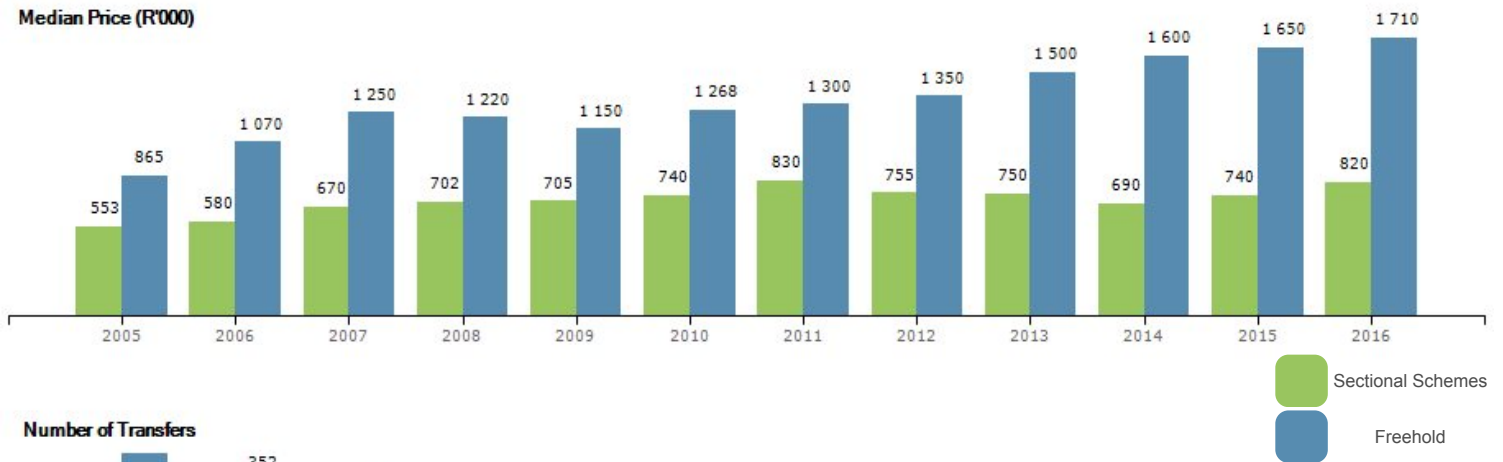


Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
xxxxx	xxxxx	20130206			Txxxx/2013	xxxx	x
xxxxx	xxxxx	20130206	20121029	R x xxx 333	Txxxx2013	xxxx	x
xxxxx	xxxxx	20120816			Txxxx/2012	xxxx	x

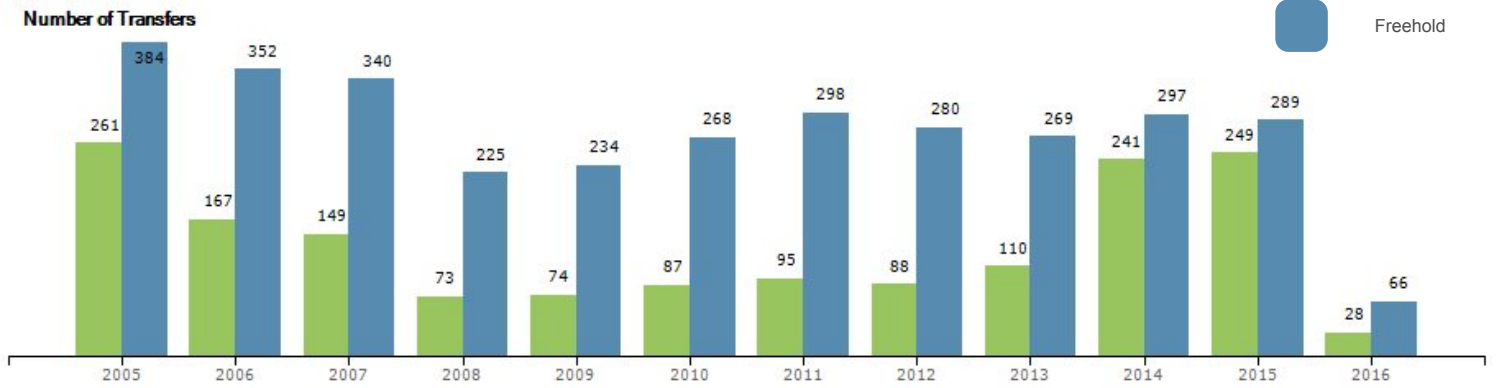
Suburb Trends - RANDPARK RIDGE



Median Price (R'000)



Number of Transfers



Amenities



Amenity	Type	Distance (km)
Sasol - Randparkrif	FillingStation	0.53 km
Caltex - Welridge Auto	FillingStation	0.73 km
Engen - Randpark Ridge	FillingStation	0.94 km
South African National Blood Services	Hospital/Clinic	4.77 km
Police SAPS - Fairland	PoliceStation	4.09 km
Police SAPS - Honeydew	PoliceStation	4.46 km
Little Graduates Pre Primary School	PrePrimarySchool	1.08 km
Welridge Academy	PrimarySchool	0.94 km
Weltevreden Park Primary School	PrimarySchool	0.98 km
Ridge Terrace Shopping Centre	ShoppingCentre	0.77 km
Randridge Mall	ShoppingCentre	0.85 km
Lifestyle Shopping Centre	ShoppingCentre	1.30 km
Damelin	TertiaryInstitution	4.19 km

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