

Property Value Seller Report

BRYANSTON EXT 1 | Gauteng



Amanda Dovey

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REPORT

73109677-4F22-4248-A43D-D5E03FBEC007



Property Details

FREEHOLD

Bryanston Ext 1, Gauteng

LEGAL

RE of Erf

Town: "BRYANSTON EXT 1"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

LAND SIZE (REGISTERED)

2513 m²

LAND SIZE (CADASTRAL)

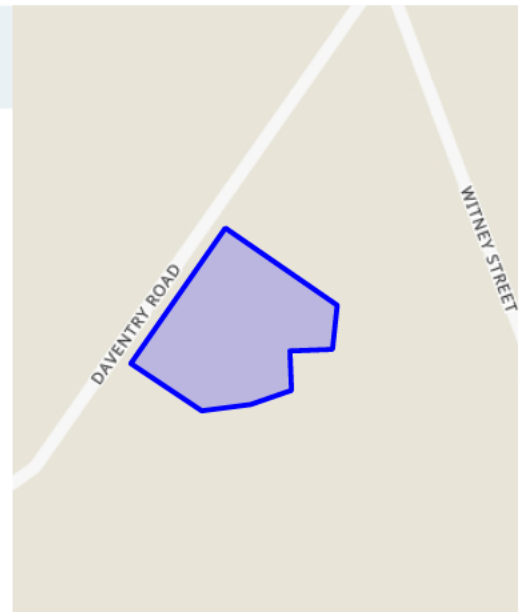
2516 m²

LAST SALES PRICE

R2 500 000

LAST SALES DATE

2011/11/08



Property Imagery



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Owner Details

TC	NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
		0128082	T/2012	MARRIED OUT	0%

Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY

R 3 450 000

ESTIMATED VALUE RANGE OF PROPERTY

R 3 090 000 - R 4 410 000

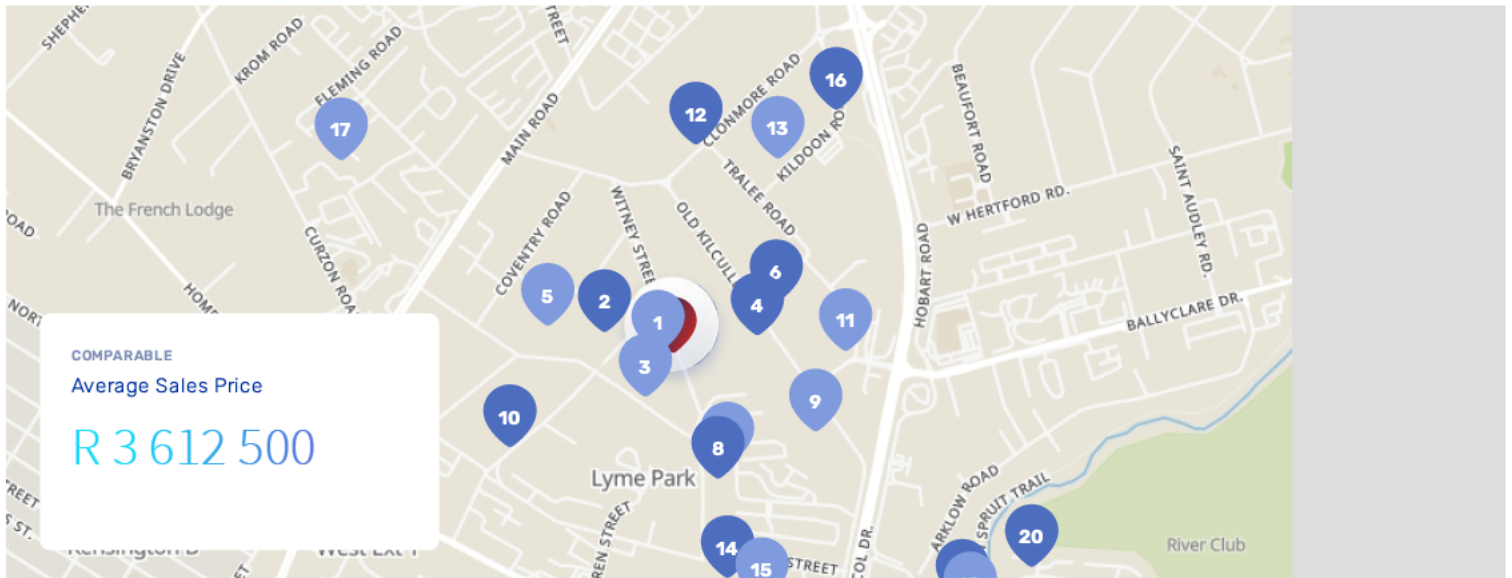


An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the information button in the heading of this section.

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 3 815 000	R 2 562 .09	2018	2020/2021	RESIDENTIAL	RESIDENTIAL

Comparable Analysis



	ADDRESS	ERF/PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
1	Daventry Road Bryanston	2247 1	38	2020/10/23	2020/06/19	1534 R 1 271/m2	150 R 13 000/m2	R 1 950 000	1	1	0
2	Coventry Road Bryanston	2228 0	147	Offer to purchase	2021/02/16	4047 R 408/m2	92 R 17 934/m2	R 1 650 000 cash	2	2	0
3	Blackpool Road Bryanston	2242 0	162	2020/12/10	2020/08/21	1008 R 3 671/m2	368 R 10 054/m2	R 3 700 000	4	0	2
4	Old Kilcullen Road Bryanston	3199 1	269	2021/07/01	2021/02/18	1548 R 2 649/m2	450 R 9 111/m2	R 4 100 000	4	4	2
5	Coventry Road Bryanston	2209 1	304	Offer to purchase	2021/02/19	1487 R 2 455/m2	314 R 11 624/m2	R 3 650 000	3	2.5	2
6	Old Kilcullen Road Bryanston	3280 1	335	2020/10/26	2020/08/11	2000 R 2 350/m2	464 R 10 129/m2	R 4 700 000	4	4.5	2
7	Witney Street Bryanston	2256 0	389	2021/05/12	2020/12/04	3759 R 1 330/m2	75 R 66 666/m2	R 5 000 000	1	1	2
8	Halifax Street Bryanston	2257 0	414	2020/10/06	2020/07/27	2106 R 1 330/m2	333 R 8 408/m2	R 2 800 000	3	3	3
9	Old Kilcullen Road Bryanston	3192 0	494	2020/12/08	2020/08/31	1774 R 2 368/m2	50 R 84 000/m2	R 4 200 000	1	1	2
10	Croydon Road Glenifer	7 2	499	2020/12/22	2020/10/20	1263 R 3 167/m2	420 R 9 523/m2	R 4 000 000	4	4	2
11	Kildea Road Bryanston	3257 0	509	Offer to purchase	2021/05/17	4110 R 973/m2	584 R 6 849/m2	R 4 000 000	4	6	2
12	Ormonde Street Bryanston	774 5	535	2021/05/19	2021/03/07	1000 R 3 750/m2	320 R 11 718/m2	R 3 750 000	4	4	2
13	Clonmore Road Bryanston	3214 0	585	2021/03/12	2020/11/04	4060 R 998/m2	576 R 7 031/m2	R 4 050 000	0	0	0
14	Halifax Street Solridge	9 0	676	2021/04/12	2020/11/13	4034 R 917/m2	600 R 6 166/m2	R 3 700 000	6	6	2
15	Halifax Street Solridge	5 0	763	Offer to purchase	2021/07/05	2165 R 1 478/m2	360 R 8 888/m2	R 3 200 000	4	4	2

	ADDRESS	ERF/PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16	 Clonmore Road Bryanston	3219 0	787	2021/06/23	2021/03/02	2716 R 1 040/m2	0 R 2 825 000/m2	R 2 825 000 cash	6	6	4
17	 Fleming Street Bryanston	4555 0	989	2021/03/23	2021/01/15	2389 R 1 925/m2	434 R 10 599/m2	R 4 600 000	5	5	2
18	 Arklow Road Bryanston	4143 0	1093	2020/12/23	2020/09/21	2010 R 1 692/m2	318 R 10 691/m2	R 3 400 000	4	3.5	2
19	 Arklow Road Bryanston	4144 0	1130	2021/04/01	2020/10/27	1800 R 1 875/m2	182 R 18 543/m2	R 3 375 000	4	4	2
20	 Arklow Road Bryanston	4882 0	1190	Offer to purchase	2021/04/06	2536 R 1 420/m2	392 R 9 183/m2	R 3 600 000	3	2.5	2

Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
R 1 000 000	FIRSTRAND	2012/04/24	E  /2012

Transfer History

	 BUYER	REG DATE	PURCHASE DATE
	Natural Person	2012/04/24	2011/11/08
	 SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person	T  /2012	R 2 500 000

Street Transfer History

 BUYER	 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person		2020/06/19	T  /2020			R 1 950 000
 BUYER	 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Legal Entity	Natural Person		2018/03/28	T  /2018			R 12 250 000
 BUYER	 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person		2017/09/10	T  /2018			R 6 000 000

Servitudes

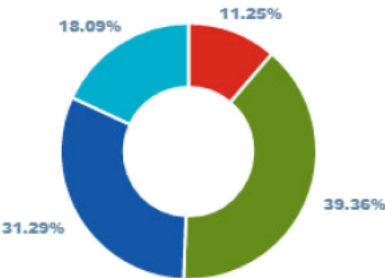
SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Unclassified Urban	 /2005001	92 m ²	Area

Age of Owners

PENSIONER: > 65 MATURE: 50 - 64 MIDDLE AGED: 36 - 49 YOUTH/ADULT: 18 - 35

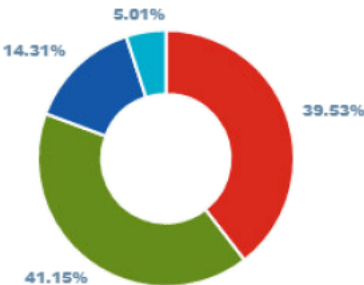
AUG 2020 - JUL 2021

Stable Owners



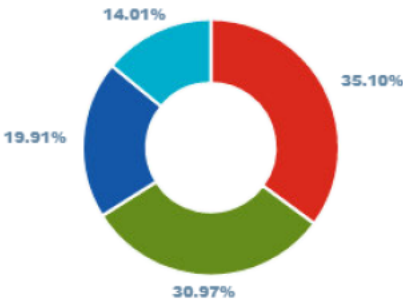
AUG 2020 - JUL 2021

Recent Buyers



AUG 2020 - JUL 2021

Recent Sellers



Period of Ownership

> 11 YEARS 8 - 10 YEARS 5 - 7 YEARS < 5 YEARS

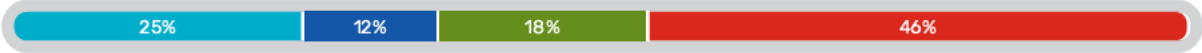
AUG 2020 - JUL 2021

Existing Owners



AUG 2020 - JUL 2021

Recent Sellers



Amenities



FILLING STATION

0.6 km

Total - Cramerview Village Centre

0.9 km

Zenex - Bryanston

0.91 km

Engen Bryanston Service City



POLICE STATION

2.19 km

Randburg

2.2 km

Randburg Police Station

2.22 km

South African Police Service - Randburg



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.59 km

Garden Shop Shopping Centre

0.61 km

Cramerview Village Centre - Main Road

0.66 km

Memories Inc



HOSPITAL/CLINIC

0.69 km

The Laser Beautique

0.88 km

Marie Stopes Clinics

0.9 km

Sandton Mediclinic



EDUCATION

0.6 km

Bryanston High School

0.68 km

The American International School of Johannesburg

0.81 km

Mabopane Secondary School

Disclaimer

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