

# Property Value Seller Report

GREEN POINT, Western Cape

## Property Details

SECTIONAL TITLE

 **Green Point, Western Cape**

Sectional Title:

Suburb: Green Point

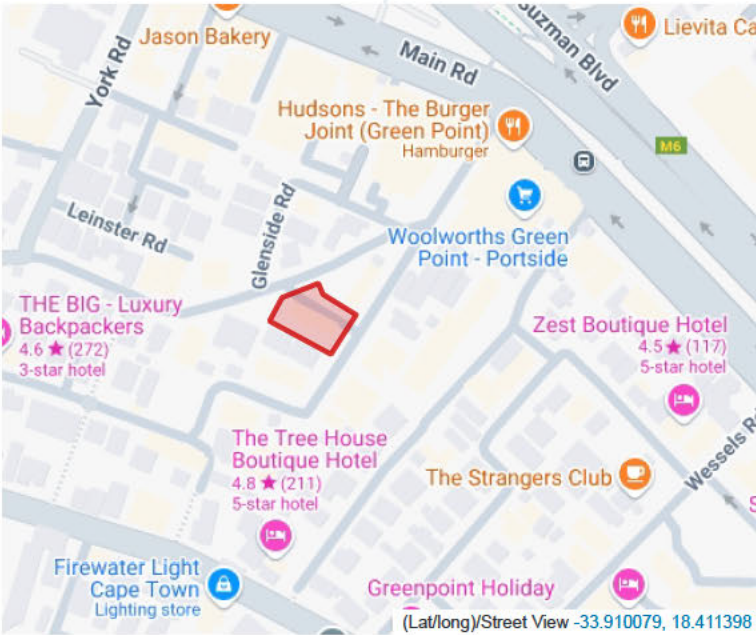
LEGAL  
Town: "GREEN POINT"  
Mun: "CITY OF CAPE TOWN"  
Province: "WESTERN CAPE"

UNIT SIZE (REGISTERED)  
26 m<sup>2</sup>

MOTHER ERF  
1289 m<sup>2</sup>

LAST SALES PRICE  
R525 000

LAST SALES DATE  
2010/07/16



Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY

R 1 410 000

ESTIMATED VALUE RANGE OF PROPERTY

R 1 090 000 - R 1 820 000

LOW

HIGH

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. The confidence gauge indicates the probability that the estimated value is correct within 20% of the predicted value.

Street Transfer History

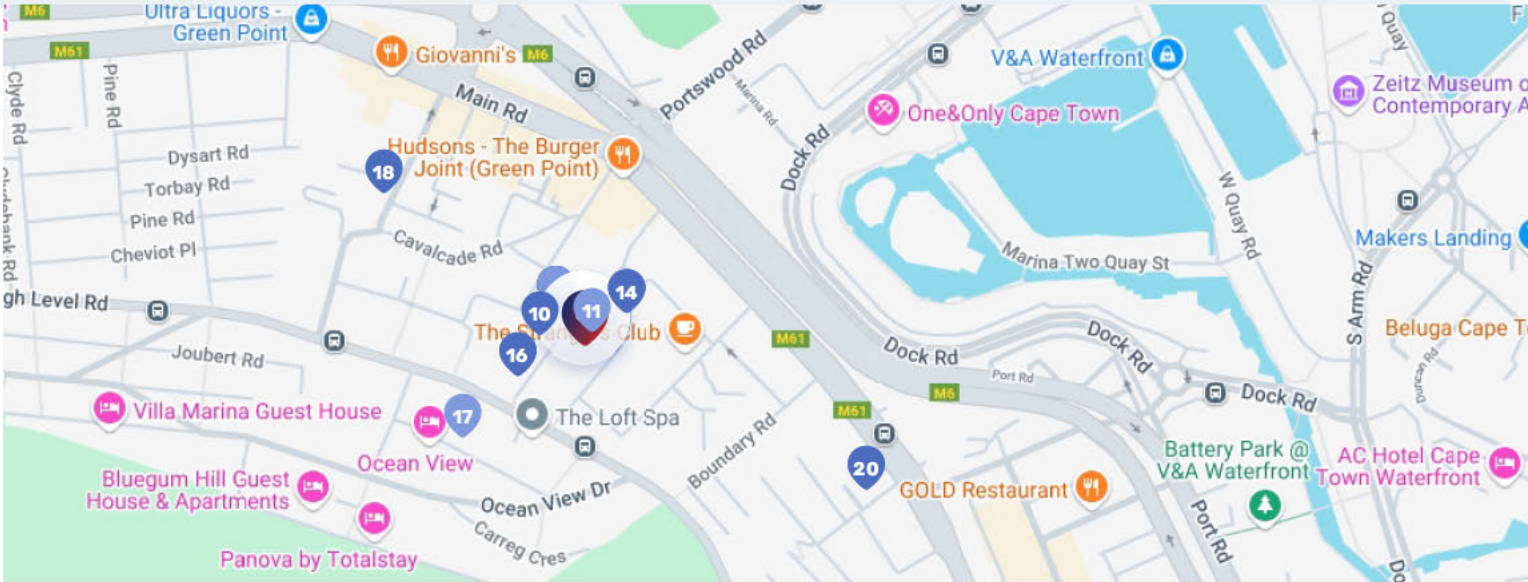
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Natural Person	2024/01/31	2023/11/08				R 6 412 500
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2024/01/12	2023/11/02				R 7 050 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/12/06	2023/10/10				R 1 650 000

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 1 300 000	R 679 .58	2023	2023/2024	RESIDENTIAL	RESIDENTIAL



Comparable Analysis



GREEN POINT, Western Cape

ERF [redacted] City of Cape Town Municipality

[redacted] 0 m<sup>2</sup> Area Under Roof

[redacted] 26 m<sup>2</sup> Unit Size

[redacted] 0 Bedrooms

[redacted] 0 Bathrooms

[redacted] 0 Garages

Average Sales Price  
R 1 492 950

	ADDRESS	UNIT  SECTIONAL SCHEME	ERF PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	AREA UNDER ROOF	SALES PRICE			
1	[redacted]	[redacted]	[redacted]	0	Offer to purchase	2024/01/19	26 R 61 346/m <sup>2</sup>	0 R 1 595 000/m <sup>2</sup>	R 1 595 000			
2	[redacted]	[redacted]	[redacted]	0	2023/09/15	2023/06/14	26 R 51 923/m <sup>2</sup>	26 R 51 923/m <sup>2</sup>	R 1 350 000	1	1	
3	[redacted]	[redacted]	[redacted]	0	2023/08/01	2023/05/09	26 R 57 500/m <sup>2</sup>	0 R 1 495 000/m <sup>2</sup>	R 1 495 000			
4	[redacted]	[redacted]	[redacted]	0	2023/05/26	2023/03/21	26 R 53 077/m <sup>2</sup>	0 R 1 380 000/m <sup>2</sup>	R 1 380 000			
5	[redacted]	[redacted]	[redacted]	0	2023/11/03	2023/06/27	26 R 51 923/m <sup>2</sup>	0 R 1 350 000/m <sup>2</sup>	R 1 350 000 cash			
6	[redacted]	[redacted]	[redacted]	0	2023/03/08	2022/12/07	26 R 53 846/m <sup>2</sup>	0 R 1 400 000/m <sup>2</sup>	R 1 400 000			
7	[redacted]	[redacted]	[redacted]	0	2023/07/18	2023/05/26	26 R 68 462/m <sup>2</sup>	0 R 1 780 000/m <sup>2</sup>	R 1 780 000 cash			
8	[redacted]	[redacted]	[redacted]	0	2022/05/25	2022/03/19	26 R 49 808/m <sup>2</sup>	26 R 49 807/m <sup>2</sup>	R 1 295 000			
9	[redacted]	[redacted]	[redacted]	0	2022/03/03	2021/12/05	26 R 37 500/m <sup>2</sup>	27 R 36 111/m <sup>2</sup>	R 975 000		1	
10	[redacted]	[redacted]	[redacted]	38	2023/06/07	2023/03/21	37 R 36 486/m <sup>2</sup>	37 R 36 486/m <sup>2</sup>	R 1 350 000 cash			
11	[redacted]	[redacted]	[redacted]	52	2023/12/06	2023/10/10	41 R 40 244/m <sup>2</sup>	41 R 40 243/m <sup>2</sup>	R 1 650 000 cash		1	
12	[redacted]	[redacted]	[redacted]	88	Offer to purchase	2024/03/11	41 R 53 659/m <sup>2</sup>	41 R 53 658/m <sup>2</sup>	R 2 200 000	1	1	

	ADDRESS	UNIT  SECTIONAL SCHEME	ERF PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	AREA UNDER ROOF	SALES PRICE			
13	[REDACTED]	[REDACTED]	[REDACTED]	88	Offer to purchase	2023/11/20	41 R 48 780/m2	41 R 48 780/m2	R 2 000 000	1	1	
14	[REDACTED]	[REDACTED]	[REDACTED]	88	2023/08/31	2023/05/26	41 R 42 683/m2	0 R 1 750 000/m2	R 1 750 000 cash			
15	[REDACTED]	[REDACTED]	[REDACTED]	96	2023/10/30	2023/07/26	44 R 30 000/m2	44 R 30 000/m2	R 1 320 000	1	1	
16	[REDACTED]	[REDACTED]	[REDACTED]	96	2023/12/19	2023/08/29	50 R 38 000/m2	0 R 1 900 000/m2	R 1 900 000 cash			
17	[REDACTED]	[REDACTED]	[REDACTED]	198	2023/10/16	2023/08/03	48 R 28 958/m2	0 R 1 390 000/m2	R 1 390 000			
18	[REDACTED]	[REDACTED]	[REDACTED]	261	2023/11/06	2023/09/11	44 R 30 773/m2	0 R 1 354 000/m2	R 1 354 000			
19	[REDACTED]	[REDACTED]	[REDACTED]	450	2024/01/30	2023/12/01	34 R 35 294/m2	0 R 1 200 000/m2	R 1 200 000 cash			
20	[REDACTED]	[REDACTED]	[REDACTED]	450	2024/01/10	2023/11/13	34 R 33 088/m2	0 R 1 125 000/m2	R 1 125 000			

 Offer to purchase

### Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
R 475 500	STANDARD	[REDACTED]	[REDACTED]

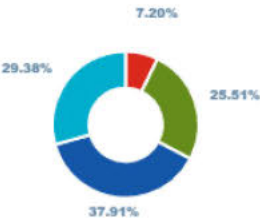
### Transfer History

2010	BUYER	Natural Person	REG DATE	2010/10/13	PURCHASE DATE	2010/07/16
	SELLER	Natural Person	TITLE DEED NO.	[REDACTED]	PURCHASE PRICE	R 525 000
2004	BUYER	Natural Person	REG DATE	2004/10/05	PURCHASE DATE	2004/08/16
	SELLER	Natural Person	TITLE DEED NO.	[REDACTED]	PURCHASE PRICE	R 245 000
2000	BUYER	Natural Person	REG DATE	2000/04/03	PURCHASE DATE	2000/01/31
	SELLER	Natural Person	TITLE DEED NO.	[REDACTED]	PURCHASE PRICE	R 78 000

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

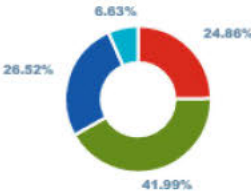
JAN 2024 - DEC 2025

Stable Owners



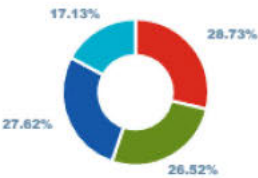
JAN 2024 - DEC 2025

Recent Buyers



JAN 2024 - DEC 2025

Recent Sellers



Period of Ownership

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

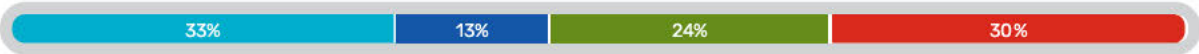
JAN 2024 - DEC 2025

Existing Owners










JAN 2024 - DEC 2025

Recent Sellers



Amenities

<div></div> <div>FILLING STATION</div> <div>0.58 km BP Somerset</div> <div>0.64 km BP Sa Ltd</div> <div>0.87 km BP</div>	<div></div> <div>BUS STATION</div> <div>No bus stations in the proximity</div>	<div></div> <div>HOSPITAL/CLINIC</div> <div>0.15 km Xtreme Nutrition</div> <div>0.17 km Aesthetics 11</div> <div>0.56 km Green Point Community Health Centre</div>
<div></div> <div>POLICE STATION</div> <div>0.97 km South African Police Service - Cape Town</div> <div>0.98 km Provincial Head Office Of Sa Police Service Western Cape</div> <div>1.21 km Sea Point Police Station</div>	<div></div> <div>SHOPPING CENTRE</div> <div>0.55 km Somerset Square</div> <div>0.7 km Chasing Clouds</div> <div>0.72 km Watershed</div>	<div></div> <div>EDUCATION</div> <div>0.2 km Nutwood Forest Pre Primary School</div> <div>0.22 km York Street Tower</div> <div>0.26 km Reddam House Atlantic Seaboard</div>
<div></div> <div>BEACH</div> <div>1.21 km Mouille Point Beach</div> <div>2.25 km Graaff's Pool</div> <div>3.26 km Queens Beach</div>		

Disclaimer

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