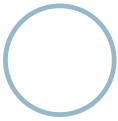


# Property Report



[Redacted]

[Redacted]

P

## Property Details

SECTIONAL TITLE



[Redacted]

Sectional Title: [Redacted]

Estate: [Redacted]

Suburb: [Redacted]

LEGAL

[Redacted]

Situated at [Redacted]

Town: [Redacted]

Mun: [Redacted]

Province: "GAUTENG"

UNIT SIZE (REGISTERED)

300 m<sup>2</sup>

MOTHER ERF

1249 m<sup>2</sup>

LAST SALES PRICE

R2 800 000

LAST SALES DATE

2021/07/29



## Bond Details

BOND AMOUNT

[Redacted]

INSTITUTION

[Redacted]

BOND REG DATE

[Redacted]

BOND NO

[Redacted]

BOND AMOUNT

[Redacted]

INSTITUTION

[Redacted]

BOND REG DATE

[Redacted]

BOND NO

[Redacted]

brought to you by

**Lightstone**

We simplify the complex

Transfer History

|      |                |                |                |
|------|----------------|----------------|----------------|
| 2021 | BUYER          | REG DATE       | PURCHASE DATE  |
|      | Natural Person |                |                |
|      | SELLER         | TITLE DEED NO. | PURCHASE PRICE |
|      | Natural Person |                |                |
| 2003 | BUYER          | REG DATE       | PURCHASE DATE  |
|      | Natural Person |                |                |
|      | SELLER         | TITLE DEED NO. | PURCHASE PRICE |
|      | Legal Entity   |                |                |

Street Transfer History

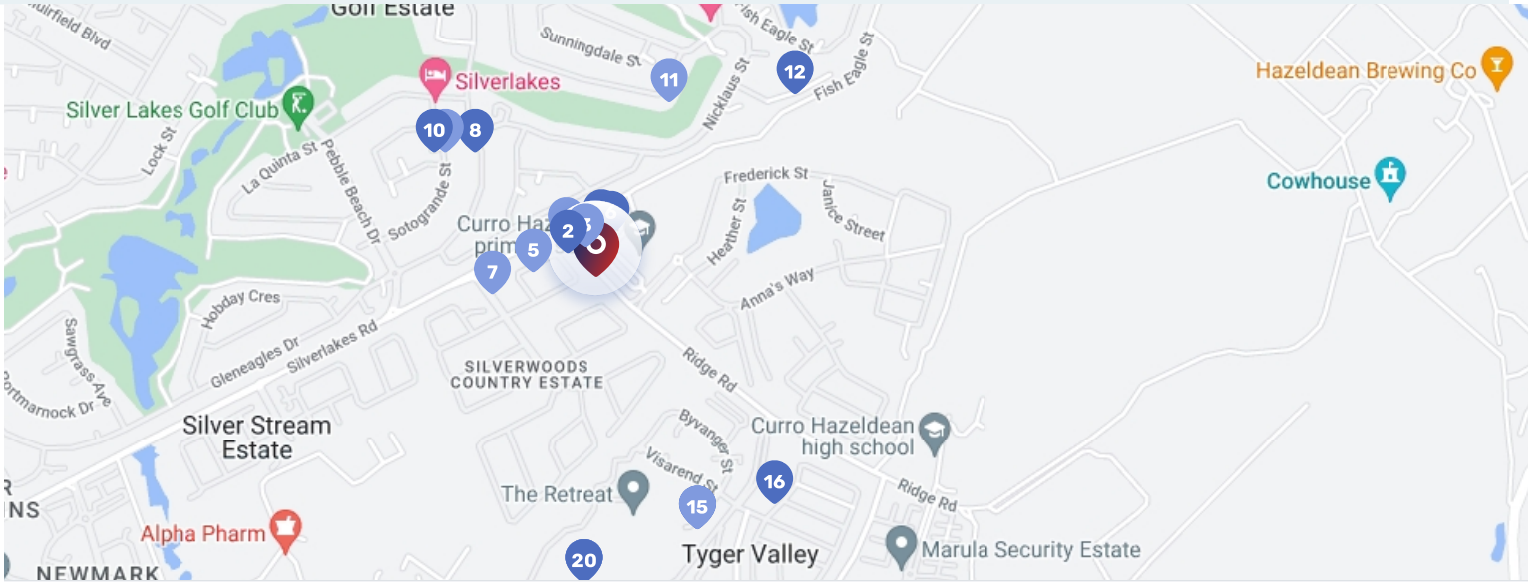
|                |                |          |               |               |        |        |                |
|----------------|----------------|----------|---------------|---------------|--------|--------|----------------|
| BUYER          | SELLER         | REG DATE | PURCHASE DATE | TITLE DEED NO | STREET | NUMBER | PURCHASE PRICE |
| Natural Person | Legal Entity   |          |               |               |        |        | R 2 950 000    |
| BUYER          | SELLER         | REG DATE | PURCHASE DATE | TITLE DEED NO | STREET | NUMBER | PURCHASE PRICE |
| Natural Person | Natural Person |          |               |               |        |        | R 3 300 000    |
| BUYER          | SELLER         | REG DATE | PURCHASE DATE | TITLE DEED NO | STREET | NUMBER | PURCHASE PRICE |
| Natural Person | Natural Person |          |               |               |        |        | R 2 600 000    |

Municipal Valuation




|                  |                         |                   |               |                |             |
|------------------|-------------------------|-------------------|---------------|----------------|-------------|
| VALUATION AMOUNT | ESTIMATED MONTHLY RATES | YEAR OF VALUATION | RATING PERIOD | USAGE CATEGORY | USAGE       |
| R 3 000 000      | R 306 2.5               | 2020              | 2017/2018     | RESIDENTIAL    | RESIDENTIAL |

Other Endorsements

|                    |               |
|--------------------|---------------|
| ENDORSEMENT NUMBER | DOCUMENT TYPE |
|                    |               |

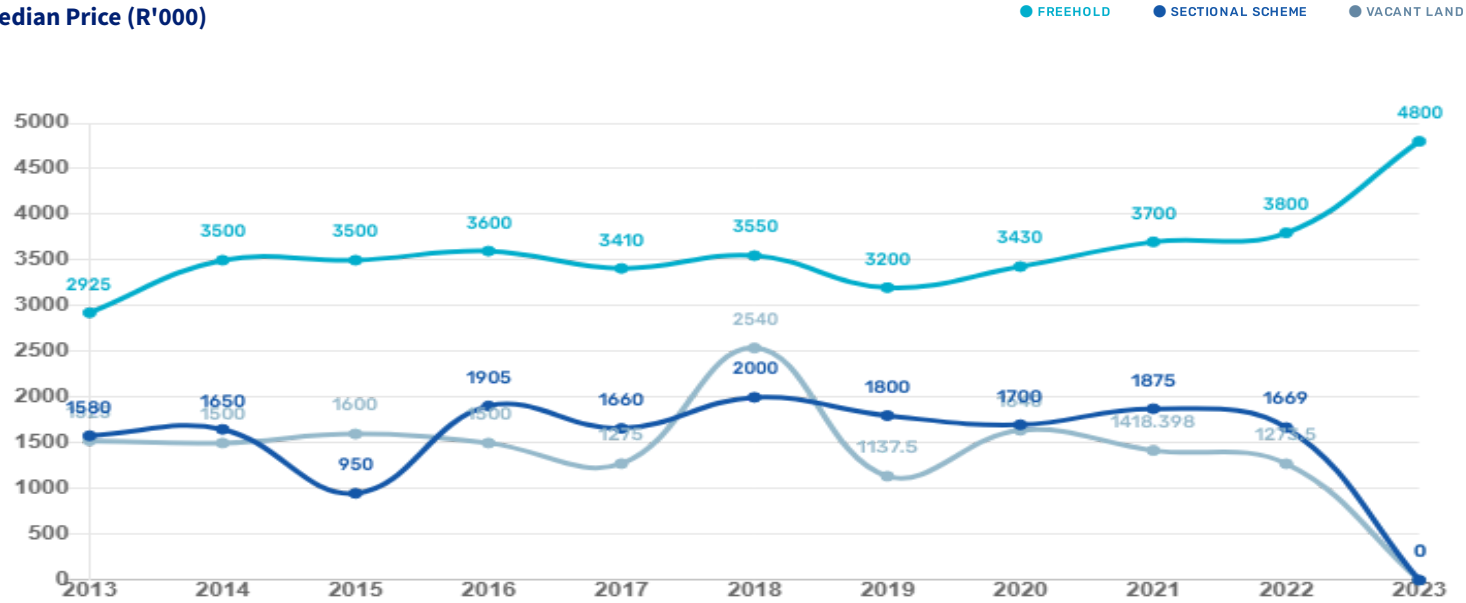


|    | ADDRESS    | UNIT  SECTIONAL SCHEME | ERF PORTION | DISTANCE | REG DATE   | SALES DATE | UNIT SIZE          | AREA UNDER ROOF     | SALES PRICE         |   |     |   |
|----|------------|------------------------|-------------|----------|------------|------------|--------------------|---------------------|---------------------|---|-----|---|
| 1  | [REDACTED] | [REDACTED]             | [REDACTED]  | 0        | [REDACTED] | [REDACTED] | 266<br>R 12 030/m2 | 266<br>R 12 030/m2  | R 3 200 000<br>cash | 3 | 2.5 | 2 |
| 2  | [REDACTED] | [REDACTED]             | [REDACTED]  | 37       | [REDACTED] | [REDACTED] | 165<br>R 13 939/m2 | 0<br>R 2 300 000/m2 | R 2 300 000<br>cash |   |     |   |
| 3  | [REDACTED] | [REDACTED]             | [REDACTED]  | 55       | [REDACTED] | [REDACTED] | 164<br>R 20 122/m2 | 261<br>R 12 643/m2  | R 3 300 000         | 3 | 3.5 | 2 |
| 4  | [REDACTED] | [REDACTED]             | [REDACTED]  | 99       | [REDACTED] | [REDACTED] | 202<br>R 8 663/m2  | 0<br>R 1 750 000/m2 | R 1 750 000         |   |     |   |
| 5  | [REDACTED] | [REDACTED]             | [REDACTED]  | 121      | [REDACTED] | [REDACTED] | 241<br>R 12 241/m2 | 241<br>R 12 240/m2  | R 2 950 000         | 3 | 2.5 | 2 |
| 6  | [REDACTED] | [REDACTED]             | [REDACTED]  | 125      | [REDACTED] | [REDACTED] | 172<br>R 12 791/m2 | 183<br>R 12 021/m2  | R 2 200 000<br>cash | 0 | 0   | 2 |
| 7  | [REDACTED] | [REDACTED]             | [REDACTED]  | 248      | [REDACTED] | [REDACTED] | 202<br>R 11 881/m2 | 216<br>R 11 111/m2  | R 2 400 000         | 3 | 3   | 2 |
| 8  | [REDACTED] | [REDACTED]             | [REDACTED]  | 345      | [REDACTED] | [REDACTED] | 205<br>R 17 073/m2 | 0<br>R 3 500 000/m2 | R 3 500 000<br>cash |   |     |   |
| 9  | [REDACTED] | [REDACTED]             | [REDACTED]  | 406      | [REDACTED] | [REDACTED] | 257<br>R 8 949/m2  | 0<br>R 2 300 000/m2 | R 2 300 000<br>cash |   |     |   |
| 10 | [REDACTED] | [REDACTED]             | [REDACTED]  | 431      | [REDACTED] | [REDACTED] | 311<br>R 7 395/m2  | 0<br>R 2 300 000/m2 | R 2 300 000         | 0 | 0   | 2 |
| 11 | [REDACTED] | [REDACTED]             | [REDACTED]  | 471      | [REDACTED] | [REDACTED] | 241<br>R 9 959/m2  | 0<br>R 2 400 000/m2 | R 2 400 000         |   |     |   |

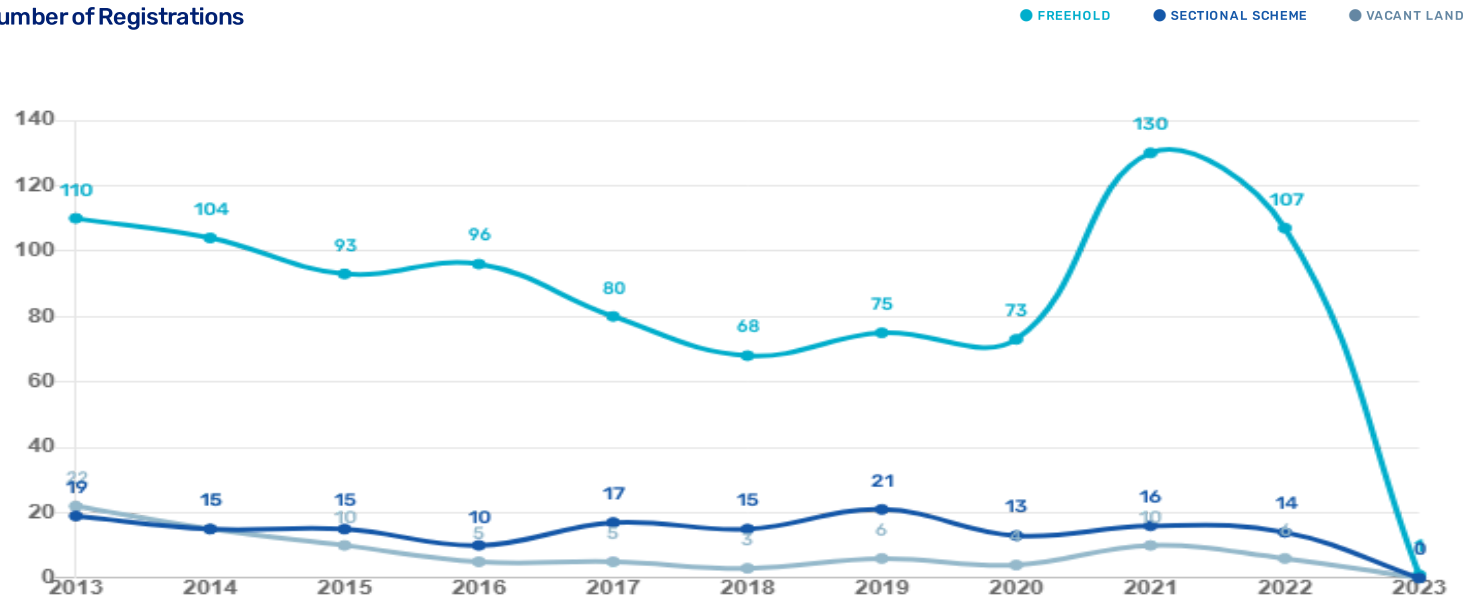
|    | ADDRESS                 | UNIT  SECTIONAL SCHEME  | ERF PORTION | DISTANCE | REG DATE                | SALES DATE  | UNIT SIZE                    | AREA UNDER ROOF               | SALES PRICE                    |  |  |  |
|----|-------------------------|-------------------------|-------------|----------|-------------------------|-------------|------------------------------|-------------------------------|--------------------------------|---|---|---|
| 12 | <div></div> <div></div> | <div></div>             | <div></div> | 740      | <div></div>             | <div></div> | <b>289</b><br>R 9<br>689/m2  | <b>340</b><br>R 8 235/m2      | <b>R 2 800<br/>000</b>         | 4   | 4   | 3   |
| 13 | <div></div> <div></div> | <div></div> <div></div> | <div></div> | 862      | <div></div> <div></div> | <div></div> | <b>222</b><br>R 16<br>216/m2 | <b>0</b><br>R 3 600<br>000/m2 | <b>R 3 600<br/>000</b>         | 0   | 0   | 0   |
| 14 | <div></div> <div></div> | <div></div> <div></div> | <div></div> | 862      | <div></div>             | <div></div> | <b>211</b><br>R 14<br>218/m2 | <b>0</b><br>R 3 000<br>000/m2 | <b>R 3 000<br/>000</b><br>cash | 4   | 4   | 2   |
| 15 | <div></div> <div></div> | <div></div> <div></div> | <div></div> | 862      | <div></div>             | <div></div> | <b>165</b><br>R 11<br>515/m2 | <b>0</b><br>R 1 900<br>000/m2 | <b>R 1 900<br/>000</b><br>cash | 3   | 2   | 1   |
| 16 | <div></div>             | <div></div> <div></div> | <div></div> | 913      | <div></div>             | <div></div> | <b>137</b><br>R 17<br>883/m2 | <b>0</b><br>R 2 450<br>000/m2 | <b>R 2 450<br/>000</b><br>cash |   |   |   |
| 17 | <div></div>             | <div></div>             | <div></div> | 934      | <div></div>             | <div></div> | <b>158</b><br>R 17<br>082/m2 | <b>0</b><br>R 2 699<br>000/m2 | <b>R 2 699<br/>000</b><br>cash |   |   |   |
| 18 | <div></div>             | <div></div>             | <div></div> | 934      | <div></div>             | <div></div> | <b>158</b><br>R 17<br>082/m2 | <b>0</b><br>R 2 699<br>000/m2 | <b>R 2 699<br/>000</b><br>cash |   |   |   |
| 19 | <div></div>             | <div></div>             | <div></div> | 934      | <div></div>             | <div></div> | <b>159</b><br>R 16<br>509/m2 | <b>0</b><br>R 2 625<br>000/m2 | <b>R 2 625<br/>000</b><br>cash |   |   |   |
| 20 | <div></div>             | <div></div>             | <div></div> | 934      | <div></div>             | <div></div> | <b>158</b><br>R 17<br>082/m2 | <b>0</b><br>R 2 699<br>000/m2 | <b>R 2 699<br/>000</b><br>cash |   |   |   |

Offer to purchase

Median Price (R'000)



Number of Registrations



**Important:** The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities



FILLING STATION

No filling stations in the proximity



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.88 km**  
Silver Oaks Crossing Shopping Centre
- 1.94 km**  
Lofts at Silverlakes Shopping Centre
- 2.19 km**  
Chamberlain Centre



HOSPITAL/CLINIC

- 0.31 km**  
Thetherapist.Co.Za
- 1.85 km**  
Intercare Hazeldean
- 2.61 km**  
Intercare Silver Lakes
- 0.24 km**  
Curro Hazeldean Private School
- 0.33 km**  
Curro Hazeldean High School
- 1.29 km**  
Curro College



EDUCATION

Disclaimer

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