

Distressed Property Report

Erf [REDACTED] Portion [REDACTED], Rooihuiskraal,  
City of Tshwane



Client: [REDACTED]

User: [REDACTED]

Tracking #: 20200211023124

Report Date: [REDACTED]

Report #: [REDACTED]

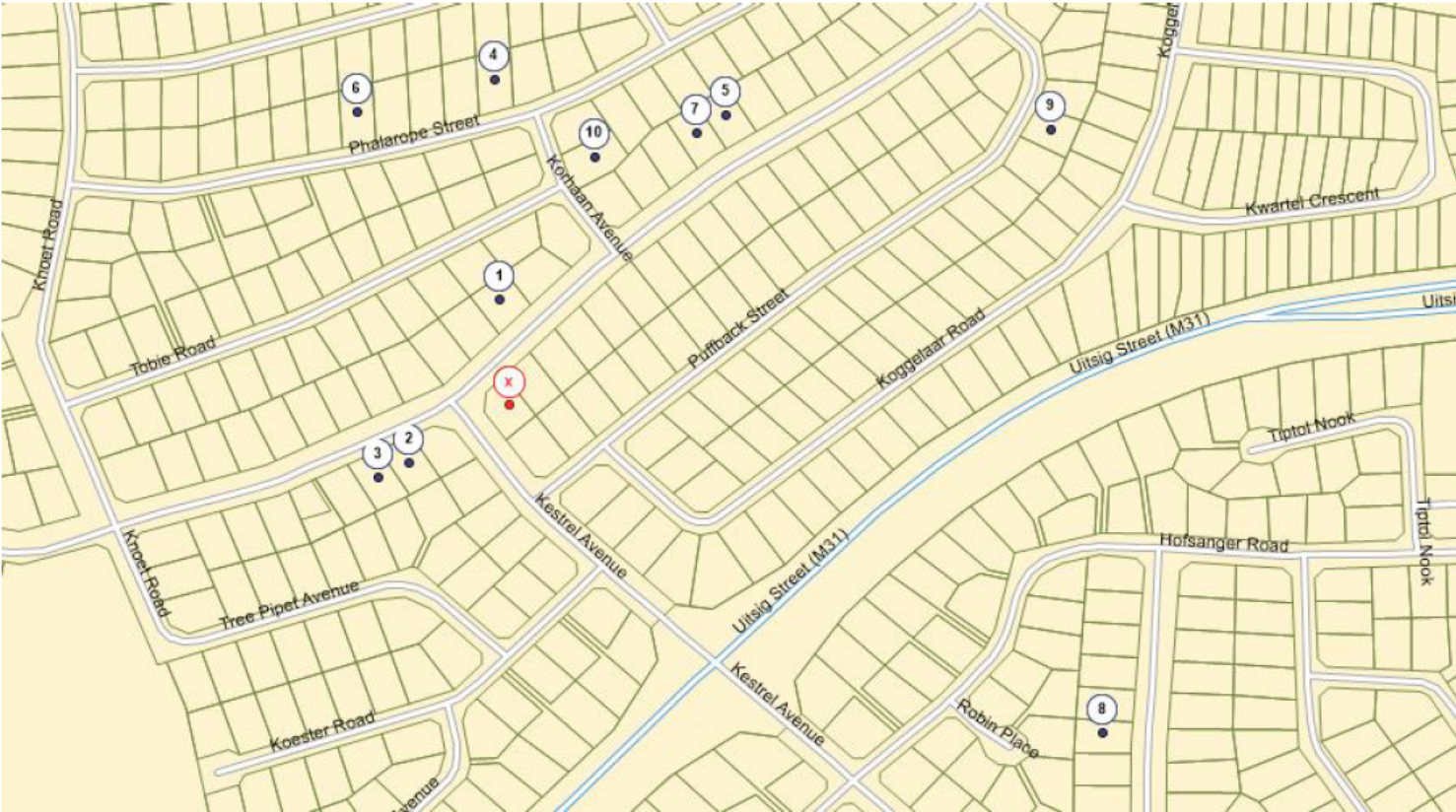
Property Details

Property Type:	ERF	Legal Description:	Erf [REDACTED] ROOIHUISKRAAL EXT 6 CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG
Province:	Gauteng	Municipality:	City of Tshwane
Township:	ROOIHUISKRAAL EXT 6	Erf #:	[REDACTED]
Portion #:	0	Street:	[REDACTED]
Suburb:	Rooihuiskraal	Last Sales Price:	Not recorded in Deeds Registry
Street #:	[REDACTED]	Coordinates (Lat\ Long):	Google Maps: [REDACTED]   Street View
Last Sales Date:	Not Available		
Land Size (Registered):	989 m <sup>2</sup>		
Land Size (Cadastral):	991 m <sup>2</sup>		

Owner Name	ID / Reg #	Title Deed #	Share	Marital Status
[REDACTED]	[REDACTED]	[REDACTED]	Not Available	Not Available



No bonds registered on the selected property



	Street Address	Township	Erf   Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance
1		ROOIHUISKRAAL EXT 6		20191009	20191211	R 1 600 000	1036 m²	R 1 544	81
2		ROOIHUISKRAAL EXT 6		20190827	20191127	R 1 200 000	985 m²	R 1 218	83
3		ROOIHUISKRAAL EXT 6		20190416	20190718	R 1 250 000	1046 m²	R 1 195	108
4		ROOIHUISKRAAL EXT 18		20190827	20191105	R 1 640 000	1117 m²	R 1 468	252
5		ROOIHUISKRAAL EXT 6		20190809	20191017	R 1 350 000	1008 m²	R 1 339	270
6		ROOIHUISKRAAL EXT 18		20190805	20190918	R 1 785 000	1073 m²	R 1 664	250
7		ROOIHUISKRAAL EXT 6		20190506	20191003	R 1 650 000	1026 m²	R 1 608	247
8		ROOIHUISKRAAL EXT 9		20200118		R 1 399 000	1017 m²	R 1 376	486
9		ROOIHUISKRAAL EXT 6		20190812	20191001	R 1 600 000	983 m²	R 1 628	434
10		ROOIHUISKRAAL EXT 18		20190621	20191204	R 1 185 000	1192 m²	R 994	201

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 1 465 900

Expected Price Based on Sales Channel

Estimated Market Value via Normal Sale: R 1 700 000  
Estimated Distressed Sale Value at Auction:  
Estimated Assisted Sale Value:

Municipal Valuation: R 1 250 000  
Year of Valuation: 2020  
Rating Period: 2017/2018  
Estimated Monthly Rates:



#	Street	Street Type	Suburb	Erf   Portion	Sectional Title	Reg. Date	Sales Price	Sales Date	Size (m2)	R/m2	Distance
1	██████	Avenue	Rooihuiskraal	██████		20190312	R 1 400 000	20180822	1272 m²	R 1 101	1325
2	██████████	Avenue	Amberfield	██████	██████████████████	20180927	R 753 000	20180813	127 m²	R 5 929	1393
3	██████	Street	The Reeds	██████		20180730	R 1 250 000	20180514	668 m²	R 1 871	1466
4	██████	Avenue	The Reeds	██████		20180730	R 1 200 000	20171011	1000 m²	R 1 200	1787
5	██████████	Crescent	Amberfield	██████		20180522	R 2 200 000	20171129	791 m²	R 2 781	2335
6	██████	Avenue	The Reeds	██████		20180221	R 775 000	20171106	1000 m²	R 775	1686
7	██████	Street	The Reeds	██████		20171214	R 1 300 000	20170714	693 m²	R 1 876	1618
8	██████	Street	Thatchfield	██████	██████████████████	20170630	R 1 340 000	20170424	180 m²	R 7 444	2900
9	██████████	Street	The Reeds	██████		20170614	R 1 100 000	20170110	1000 m²	R 1 100	1668
10	██████████	Road	The Reeds	██████	██████████████████	20170329	R 500 000	20161130	43 m²	R 11 628	2254
11	██████	Avenue	The Reeds	██████		20170310	R 1 080 000	20170123	1000 m²	R 1 080	1591
12	██████	Avenue	Amberfield	██████	██████████████████	20170228	R 386 000	20161107	41 m²	R 9 415	1449
13	██████████	Avenue	Amberfield	██████	██████████████████	20170126	R 980 000	20160905	142 m²	R 6 901	1393
14	██████	Street	The Reeds	██████		20161222	R 1 100 000	20161107	1144 m²	R 962	1601
15	██████	Crescent	The Reeds	██████		20161215	R 606 000	20160804	612 m²	R 990	2123
16	██████	Street	The Reeds	██████		20161129	R 1 250 000	20160706	1419 m²	R 881	2332
17	██████	Street	The Reeds	██████		20161026	R 910 000	20160912	1000 m²	R 910	2209





A - The Reeds

Median Property Value - Free Hold:	R 1 300 000
Median Rental Value - Free Hold:	R 11 000
Median Rates - Free Hold:	R 755
Median Property Value - Sectional Title:	R 900 000
Median Rental Value - Sectional Title:	R 6 850
Median Rates - Sectional Title:	R 623
Distance From Current Home:	1 58 km

Amenities:

De Wet Marinda Kiniese	3.59 km
Intercare Mall55	3.83 km
Health Worx	3.86 km
Funtasia Educare Centre	0.81 km
Hoerskool Uitsig	0.80 km
Hoërskool Uitsig	0.74 km
Blu Valley Mall	0.49 km
Panorama View Centre	1.15 km
Mall@Kosmos	1.71 km

C - Amberfield

Median Property Value - Free Hold:	R 2 050 000
Median Rental Value - Free Hold:	R 13 100
Median Rates - Free Hold:	R 1 480
Median Property Value - Sectional Title:	R 920 000
Median Rental Value - Sectional Title:	R 7 500
Median Rates - Sectional Title:	R 618
Distance From Current Home:	2.15 km

Amenities:

Health Worx	1.33 km
De Wet Marinda Kiniese	1.42 km
Intercare Mall55	2.77 km
Sprokieland Pre Primary School	1.43 km
Everest Primary School	1.27 km
Centurion Christian School	1.25 km
Mall @ Reds	1.21 km
Raslouw Lifestyle Centre	1.29 km
Panorama View Centre	1.81 km

B - Rooihuiskraal North

Median Property Value - Free Hold:	R 1 650 000
Median Rental Value - Free Hold:	R 12 500
Median Rates - Free Hold:	R 944
Median Property Value - Sectional Title:	R 920 000
Median Rental Value - Sectional Title:	R 7 175
Median Rates - Sectional Title:	R 638
Distance From Current Home:	1.61 km

Amenities:

De Wet Marinda Kiniese	1.09 km
Heal h Worx	1.66 km
Dr G Erwee	2.09 km
Wonderland Pre Primary School	0.28 km
Wierda Independent School	0.31 km
Cvo Skool - Verwoerdburg	0.68 km
Miracle Retail Park	0.98 km
Wierda Centre	1.03 km
Gateway Plaza	1.33 km

Disclaimer

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