

EVM© Report

20 Montrose, NORTH RIDING EXT 83 Gauteng

CB

Property Details

SECTIONAL TITLE

 , North Riding Ext 83, Gauteng

LEGAL

Sect  of plan 

known as "HAVANA"

Situated at 

Town: "NORTH RIDING EXT 83"

Mun: "NORTHERN MSS - GREATER JOHANNESBURG TMC"

Province: "GAUTENG"

UNIT SIZE (REGISTERED)

28 m²

MOTHER ERF

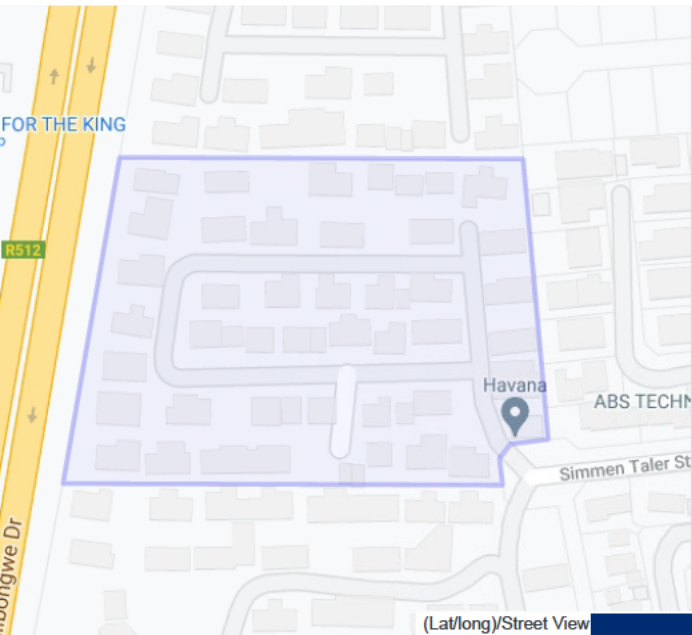
2 9 6 m²

LAST SALES PRICE

R 295 000

LAST SALES DATE

20 9/ 0/30



brought to you by

Lightstone

We simplify the complex



SUBURB ESTIMATED LOW



SUBURB ESTIMATED MIDDLE



SUBURB ESTIMATED HIGH



Owner Details



NAME

[Redacted Name]

ID

[Redacted ID]

TITLE DEED NO

[Redacted Title Deed No]

MARITAL STATUS

UNMARRIED

SHARE

33.3333 %



NAME

[Redacted Name]

ID

[Redacted ID]

TITLE DEED NO

[Redacted Title Deed No]

MARITAL STATUS

MARRIED OUT

SHARE

33.3333 %



NAME

[Redacted Name]

ID

[Redacted ID]

TITLE DEED NO

[Redacted Title Deed No]

MARITAL STATUS

MARRIED OUT

SHARE

33.3333 %

Bond Details

BOND AMOUNT

R 295 000

INSTITUTION

[Redacted Institution]

BOND REG DATE

2020/01/27

BOND NO

[Redacted Bond No]

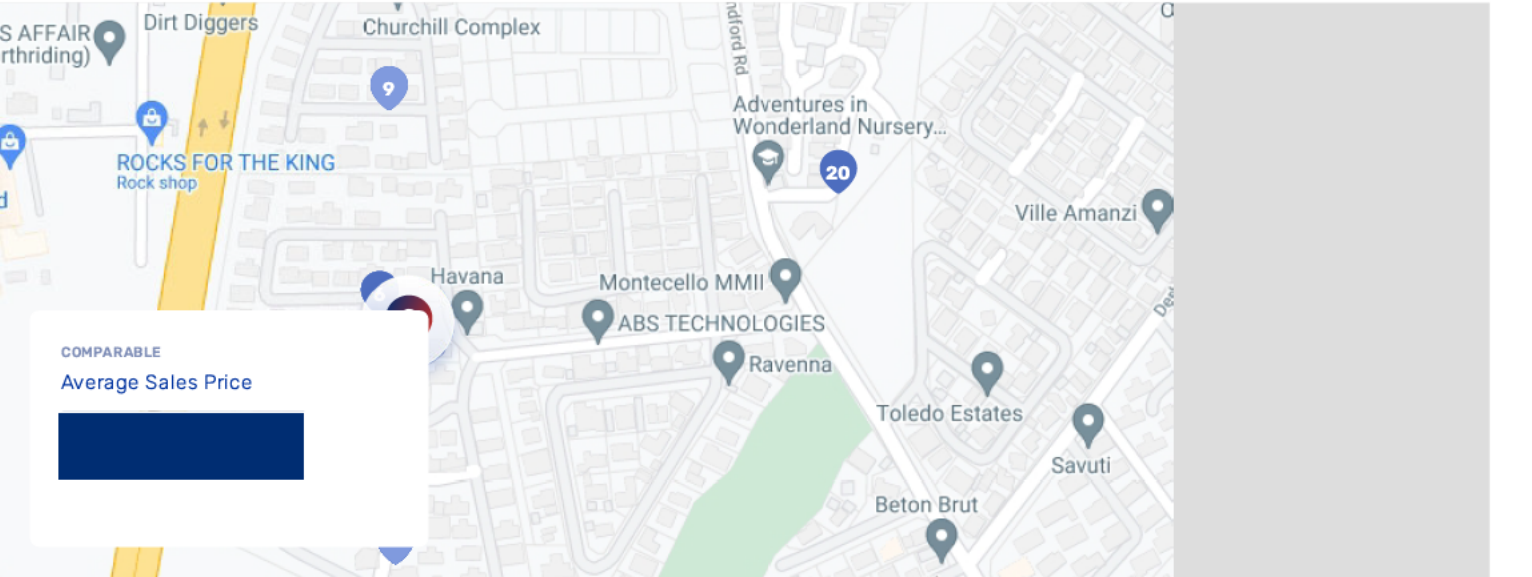
Transfer History









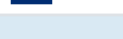









2020	BUYER	Natural Person	REG DATE	2020/01/27	PURCHASE DATE	2019/10/30
	SELLER	Natural Person	TITLE DEED NO.	[Redacted Title Deed No]	PURCHASE PRICE	[Redacted Purchase Price]
2018	BUYER	Natural Person	REG DATE	2018/02/22	PURCHASE DATE	2017/11/24
	SELLER	Natural Person	TITLE DEED NO.	[Redacted Title Deed No]	PURCHASE PRICE	[Redacted Purchase Price]
2014	BUYER	Natural Person	REG DATE	2014/05/30	PURCHASE DATE	2014/02/22
	SELLER	Legal Entity	TITLE DEED NO.	[Redacted Title Deed No]	PURCHASE PRICE	[Redacted Purchase Price]









Street Transfer History

■ BUYER	🏠 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person	2021/12/15	2021/09/23		Montrose		
■ BUYER	🏠 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person	2021/08/26			Montrose		
■ BUYER	🏠 SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person	2021/08/20	2021/05/03		Montrose		

Comparable Analysis



	ADDRESS	UNIT	SECTIONAL SCHEME	ERF	PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	AREA UNDER ROOF	SALES PRICE				
	20 Montrose Avenue North R d ng	26	SS HAVANA	2327	0	0	2021/12/15	2021/09/23	128 R 10 938/m2	R n f n ty/m2					
	20 Montrose Avenue North R d ng	31	SS HAVANA	2327	0	0	2021/08/20	2021/05/03	128 R 10 625/m2	128 R 10 625/m2		0	0	0	
	20 Montrose Avenue North R d ng	42	SS HAVANA	2327	0	0	2021/08/19	2021/02/07	128 R 11 094/m2	0 R 1 420 000/m2		3	2	0	
	20 Montrose Avenue North R d ng	11	SS HAVANA	2327	0	0	2021/03/24	2021/01/16	128 R 11 289/m2	128 R 11 289/m2		3	0	0	
	20 Montrose Avenue North R d ng	32	SS HAVANA	2327	0	0	2020/08/13	2020/06/07	128 R 10 469/m2	128 R 10 468/m2		3	3	2	
	20 Montrose Avenue North R d ng	10	SS HAVANA	2327	0	0	2020/11/10	2020/07/09	128 R 8 828/m2	128 R 8 828/m2		3	3	2	
	18 Ascot Avenue North R d ng	32	SS CHURCH LL	2326	0	139	Offer to purchase	2021/12/22	128 R 8 984/m2	0 R 1 150 000/m2		0	0	0	
	18 Ascot Avenue North R d ng	4	SS CHURCH LL	2326	0	139	2020/12/15	2020/10/02	128 R 9 570/m2	128 R 9 570/m2		3	3	1	
	18 Ascot Avenue North R d ng	22	SS CHURCH LL	2326	0	139	2020/12/15	2020/08/22	128 R 10 156/m2	128 R 10 156/m2		00	3	2	2
0	959 Ma bongwe Dr ve North R d ng	3	SS ST LU S	2328	0	169	Offer to purchase	2021/10/20	128 R 10 938/m2	128 R 10 937/m2		3	3	2	
1	959 Ma bongwe Dr ve North R d ng	24	SS ST LU S	2328	0	169	2022/01/14	2021/11/18	128 R 10 859/m2	R n f n ty/m2					
2	959 Ma bongwe Dr ve North R d ng	44	SS ST LU S	2328	0	169	Offer to purchase	2021/09/27	128 R 10 156/m2	0 R 1 300 000/m2		3	0	0	
3	959 Ma bongwe Dr ve North R d ng	9	SS ST LU S	2328	0	169	Offer to purchase	2021/09/28	128 R 9 766/m2	128 R 9 765/m2		3	3	2	
4	959 Ma bongwe Dr ve North R d ng	42	SS ST LU S	2328	0	169	2021/04/19	2021/01/22	128 R 10 930/m2	128 R 10 929/m2		3	2	2	
5	959 Ma bongwe Dr ve North R d ng	4	SS ST LU S	2328	0	169	2021/04/15	2021/02/03	128 R 9 609/m2	10 R 123 000/m2		0	0	0	

	ADDRESS	UNIT SECTIONAL SCHEME	ERF PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	AREA UNDER ROOF	SALES PRICE			
16	959 Ma bongwe Dr ve North R d ng	17 SS ST LU S	2328 0	169	2021/03/11	2020/12/01	128 R 9 766/m2	128 R 9 765/m2		3	3	2
17	959 Ma bongwe Dr ve North R d ng	1 SS ST LU S	2328 0	169	2021/04/22	2020/12/13	128 R 9 219/m2	0 R 1 180 000/m2		3	3	2
18	959 Ma bongwe Dr ve North R d ng	15 SS ST LU S	2328 0	169	2021/02/03	2020/10/09	128 R 8 984/m2	128 R 8 984/m2		3	3	1
19	959 Ma bongwe Dr ve North R d ng	6 SS ST LU S	2328 0	169	2020/12/22	2020/08/18	128 R 10 938/m2	128 R 10 937/m2		3	3	2
20	130 B andford Road North R d ng	1 SS GENMARE	2170 0	321	Offer to purchase	2021/10/13	112 R 12 321/m2	112 R 12 321/m2		4	2	2

Offer to purchase

Municipal Valuation

VALUATION AMOUNT



ESTIMATED MONTHLY RATES



YEAR OF VALUATION

2018

RATING PERIOD

2020/2021

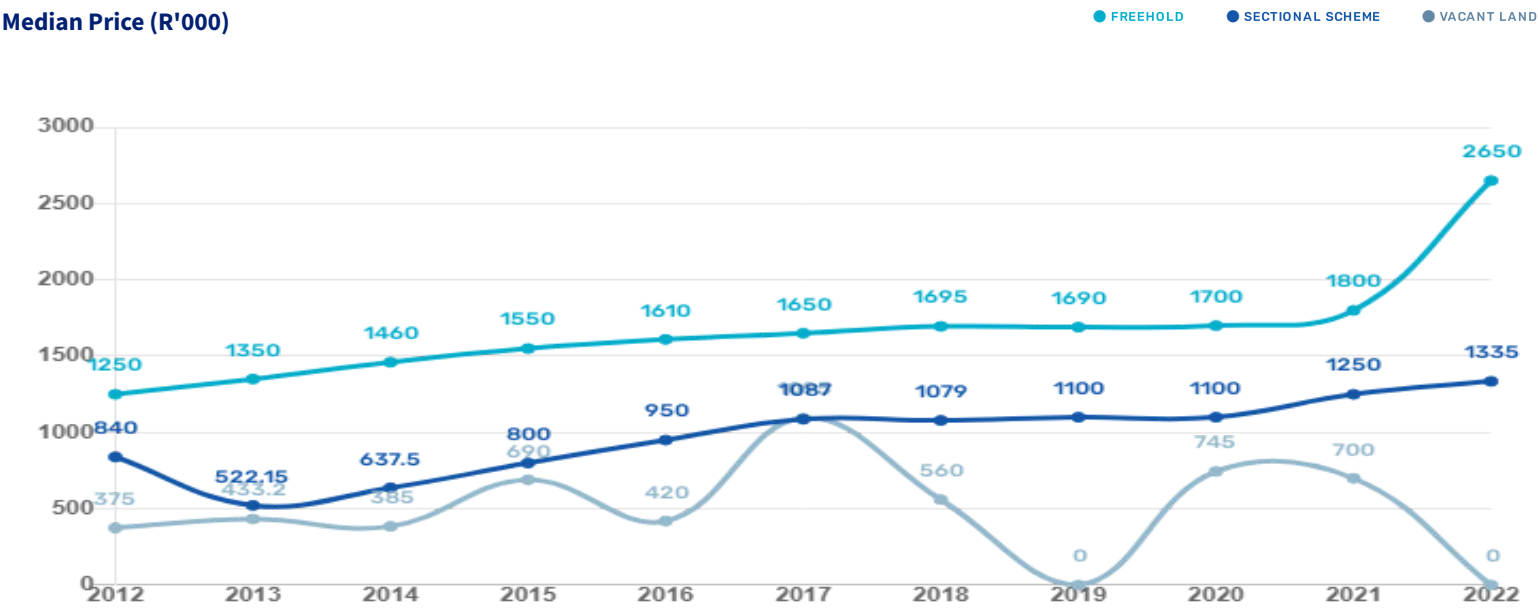
USAGE CATEGORY

RESIDENTIAL

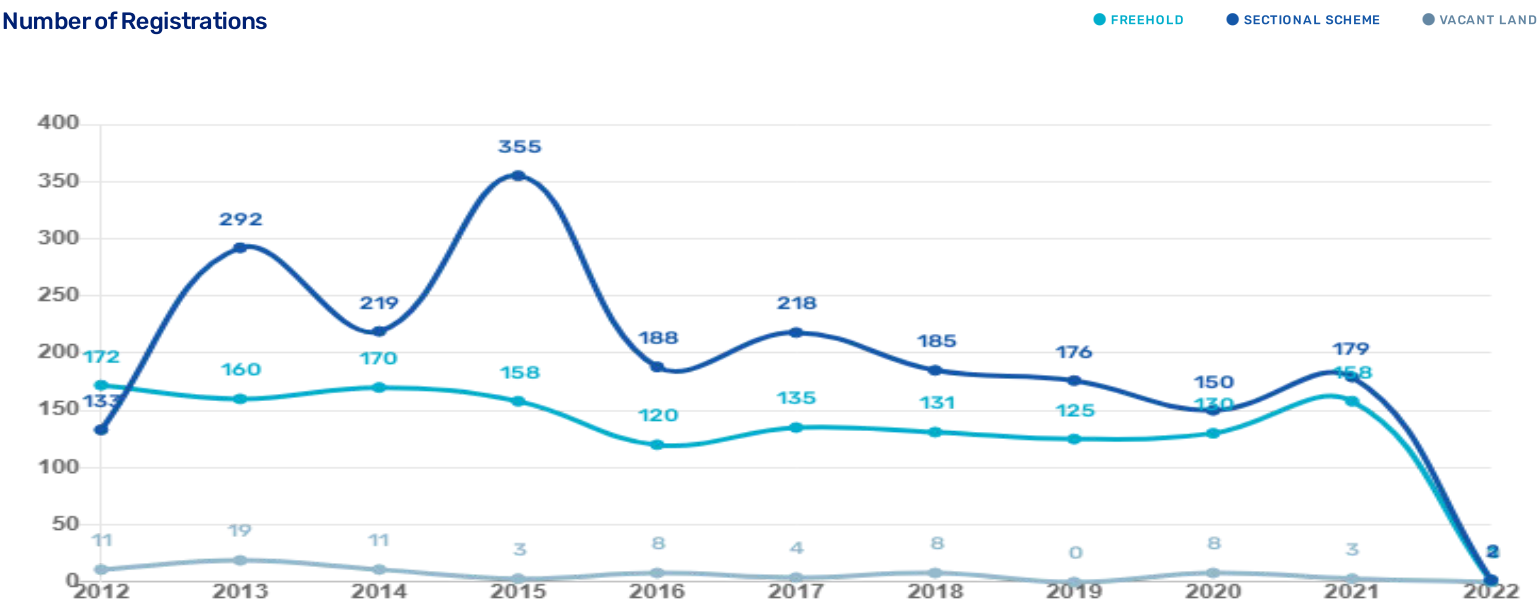
USAGE

RESIDENTIAL

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 analyses too closely reflect the trends in developed residential homes. Non-arm's length non-residential sales, potential vacant and 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

0.56 km
Saso North R d ng

0.63 km
Ve ro Garage

0.75 km
Tota Northumber and



POLICE STATION

3.82 km
Po ce South Afr can Po ce Serv ce Cosmo C ty

4.27 km
South Afr can Po ce Serv ce Doug asda e

4.46 km
South Afr can Po ce Serv ce Honeydew



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.58 km
Ferre ra s North Shopp ng Centre

0.89 km
Northr d ng Square Shopp ng Centre

1 km
Be A r Ma



HOSPITAL/CLINIC

1.09 km
Razor te O veda e Med ca Centre

1.19 km
ntercare Northr d ng

1.37 km
H tech Therapy



EDUCATION

0.31 km
Adventures n Wonder and Nursery Schoo

1.04 km
My L tt e Monkeys

1.09 km
Vu eka Sa nt Mark s

Disclaimer

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