

Property Value Buyer Report



[Redacted Name]

[Redacted Address]



Property Details

FREEHOLD

[Redacted Address]

LEGAL

[Redacted Legal Description]

Town: "BLUE DOWNS"

Mun: "STELLENBOSCH MUN"

Province: "WESTERN CAPE"

LAND SIZE (REGISTERED)

122 m²

LAND SIZE (CADASTRAL)

122 m²

LAST SALES PRICE

[Redacted Last Sales Price]

LAST SALES DATE

2000/11/16



Owner Details



NAME

[Redacted Name]

ID

[Redacted ID]

TITLE DEED NO

[Redacted Title Deed No]

MARITAL STATUS

UNMARRIED

SHARE

0%

Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY



ESTIMATED VALUE RANGE OF PROPERTY



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.

Municipal Valuation

VALUATION AMOUNT



ESTIMATED MONTHLY RATES



YEAR OF VALUATION

2018

RATING PERIOD

2020/2021

USAGE CATEGORY

RESIDENTIAL

USAGE

RESIDENTIAL

Property Affordability (Pre-calculated)

What are the costs involved in purchasing the property?

How much would the once off fees of buying this property be?

ESTIMATED REGISTRATION AND TRANSFER COST



Total bond registration costs

R 10 362

Deeds office fee for bond registration

R 468.00

Conveyancer's fee - Bond registration

R 7 403.70

Registration sundries, postage and petties

R 1 380.00

Bond VAT

R 1 110.56

Total Property Transfer Costs

R 9 990

Conveyancer's transfer fee

R 7 403.70

Deeds office fee for property transfer

R 96.00

Transfer duty

R 0

Transfer VAT

R 1 110.56

Transfer sundries, postage and petties

R 1 380.00

What are the estimated monthly costs once I own the property?

R 1 452 p/m

Purchase price

R 140 000.00

Prime interest rate

9.75%

Loan terms (years)

20

Bond installment

R 1 327.92

Rates and taxes

R 54.82

Monthly administration fee

R 69

What happens if I pay extra every month?

	NO ADDITIONAL PAYMENT	ADDITIONAL 5%	ADDITIONAL 10%	ADDITIONAL 15%
Additional Monthly Payment	R 0	R 66.40	R 132.79	R 199.19
Total Monthly Payment	R 1 327.92	R 1 394.32	R 1 460.71	R 1 527.11
Total Interest	R 178 703.42	R 151 503.47	R 132 276.69	R 117 782.45
Total Interest Saved	R 0	R 27 197.33	R 46 424.12	R 60 918.35
Loan Term (Months)	240	210	187	169
Loan Term (Years)	20	17.5	15.58	14.08
Months Saved	0	30	53	71
Total Loan Repayment	R 318 700.80	R 291 503.47	R 272 276.70	R 257 782.45

Market Stock



- FREEHOLDS IN ESTATE
0
- SECTIONAL TITLES IN ESTATES
0
- FREEHOLDS
2714(100.00%)
- SECTIONAL TITLES
0

Suburb Demographics

AVERAGE HOUSEHOLD INCOME RANGE

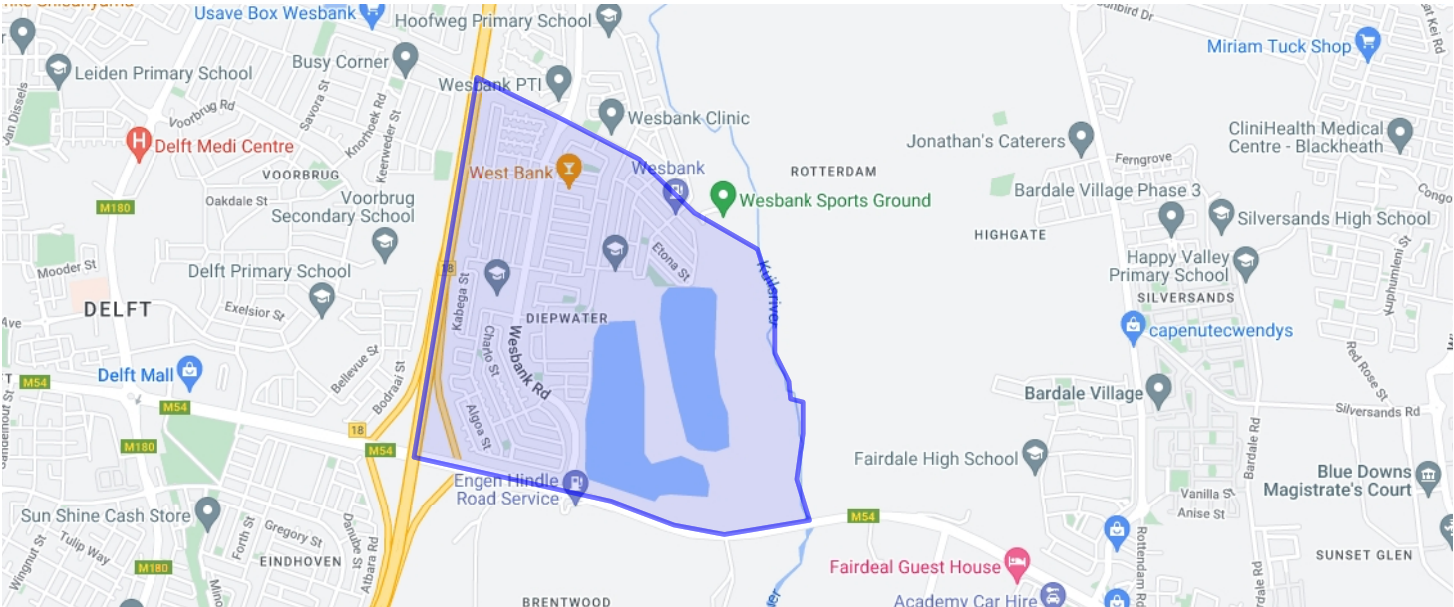
R5,500 - R11,000

PREDOMINANT LSM

LSM 6

NUMBER OF ADULTS

13737



PROPORTION PROPERTY DEBT



Higher scores indicate that this suburb likely has a lower percentage of total home Rand value tied up in home loans.

Lower scores indicate that there is a greater proportion of Rand value tied up in property debt.

Higher scores are more desirable since these are as will be more stable and owners in the area have equity in their property value.

DEMAND



Higher scores indicate that this suburb likely has a good number of recent property sales.

Lower scores indicate that the property has a slower turnover of property sales compared to other suburbs in the country.

Higher scores are more desirable since they indicate demand for property in the area. This metric should be interpreted in combination with the others, particularly house price growth since some areas may have a high number of sales due to residents selling low to get out of the area.

HOUSE PRICE GROWTH



Higher scores indicate a higher likelihood that property values will grow at a higher rate than the national average over time.

Lower scores indicate that the property values in the suburb will grow at a rate lower than that of the national average over time.

ACCESS TO AMENITIES

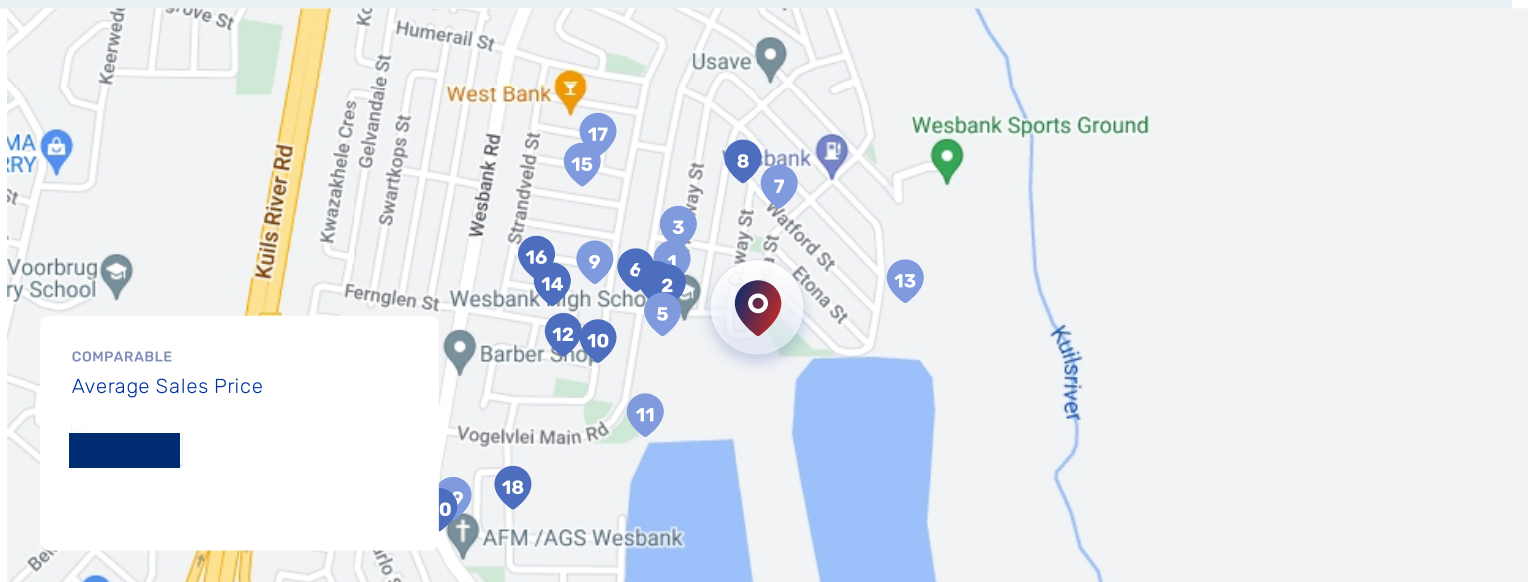


Higher scores indicate that the suburb likely has better access to amenities such as universities, the Gautrain, beaches and other attractions.

Lower scores indicate that the suburb likely has less access to attractive amenities for example in outlying areas where being remote is an attractive attribute of the suburb.

Proximity to amenities is a benefit to a potential buyer who is interested in the convenience that proximity to amenities holds and tend to lead to higher property values.



















Comparable Analysis



	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
1	66 Vogelvllei Road Diepwater	11539 0	74	2022/07/07	2021/11/02	118					
2	74 Vogelvllei Road Diepwater	11543 0	76	2022/07/29	2022/03/08	118					
3	54 Vogelvllei Road Diepwater	11533 0	90	2022/08/26	2021/06/24	118					
4	79 Ouplaas Crescent Diepwater	11558 0	92	2021/08/19	2021/05/17	118					
5	84 Vogelvllei Road Diepwater	11548 0	94	2021/12/02	2021/09/17						
6	28 Stapelkop Street Diepwater	12161 0	118	2021/09/09	2021/07/19						
7	5 Watford Street Diepwater	13847 0	131	2021/12/14	2021/11/10						
8	5 Halfway Street Diepwater	13950 0	147	2021/11/24	2021/10/27						
9	14 Stapelkop Street Diepwater	12154 0	169	2022/07/19	2022/06/29				0	0	0
10	84 Ouplaas Crescent Diepwater	12232 0	181	2021/11/30	2021/09/03						
11	108 Vogelvllei Road Diepwater	11588 0	200	2022/09/01	2022/06/14						
12	96 Ouplaas Crescent Diepwater	12238 0	218	2022/10/17	2022/05/06						
13	62 Fillmore Crescent Diepwater	13363 0	221	2022/05/20	2022/03/11						
14	49 Strandveld Street Diepwater	12180 0	222	2021/12/02	2021/09/17						
15	4 Tradouw Street Diepwater	12063 0	234	2021/11/29	2021/10/27						

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We simplify the complex

	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16	58 Strandveld Street Diepwater	11910 0	242	2022/06/21	2022/05/30						
17	8 Malgas Street Diepwater	12023 0	243	2022/05/30	2022/04/12						
18	6 Klipdale Crescent Diepwater	11751 0	377	2022/07/29	2022/03/18						
19	350 Wesbank Road Diepwater	10144 0	442	2022/06/20	2022/03/11						
20	84 Lovemore Street Diepwater	10206 0	464	2022/07/14	2022/06/08						

 Offer to purchase

Transfer History

2004

BUYER

Natural Person

SELLER

Legal Entity

REG DATE

2004/04/28

TITLE DEED NO.

PURCHASE DATE

2000/11/16

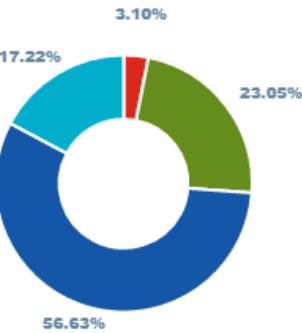
PURCHASE PRICE

Age of Owners

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

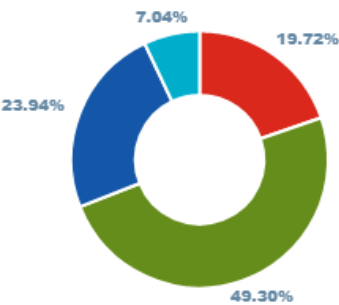
NOV 2021 - OCT 2022

Stable Owners



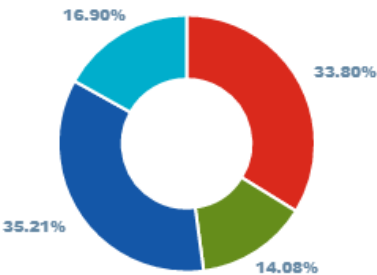
NOV 2021 - OCT 2022

Recent Buyers



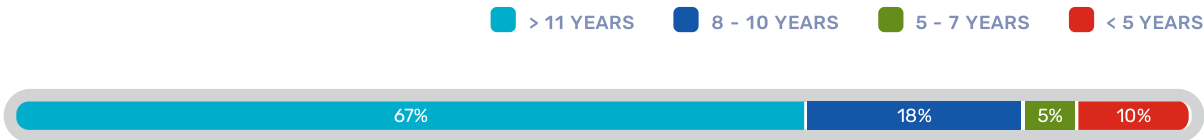
NOV 2021 - OCT 2022

Recent Sellers



Period of Ownership

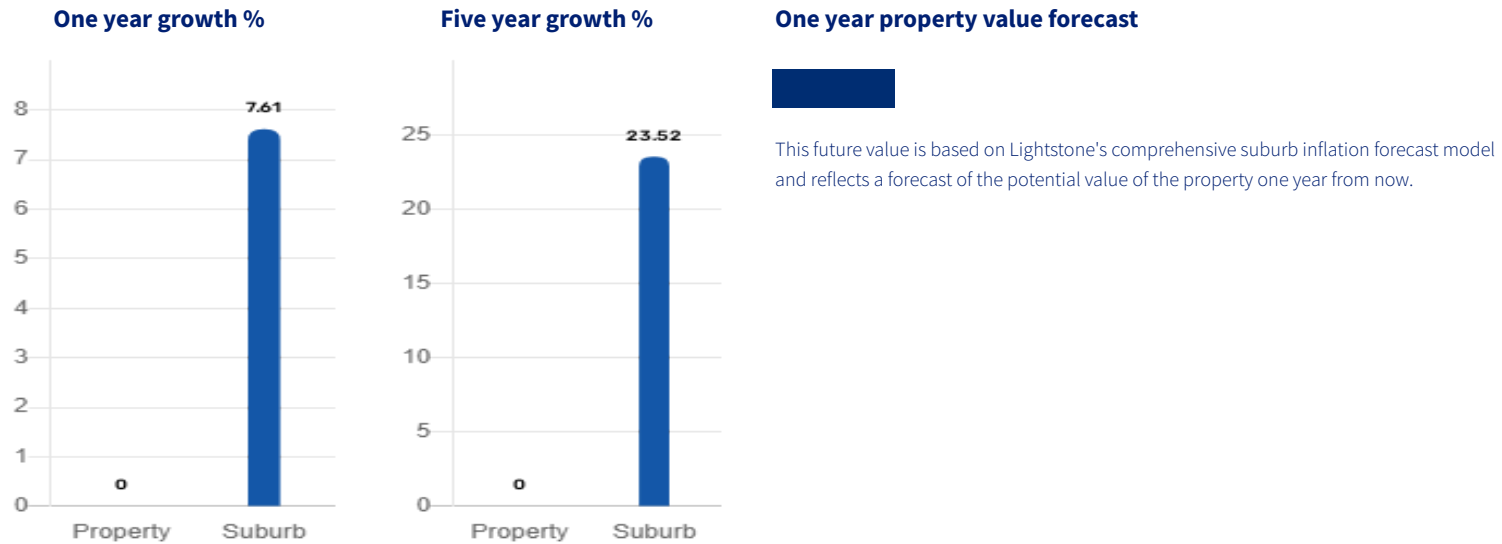
NOV 2021 - OCT 2022
Existing Owners



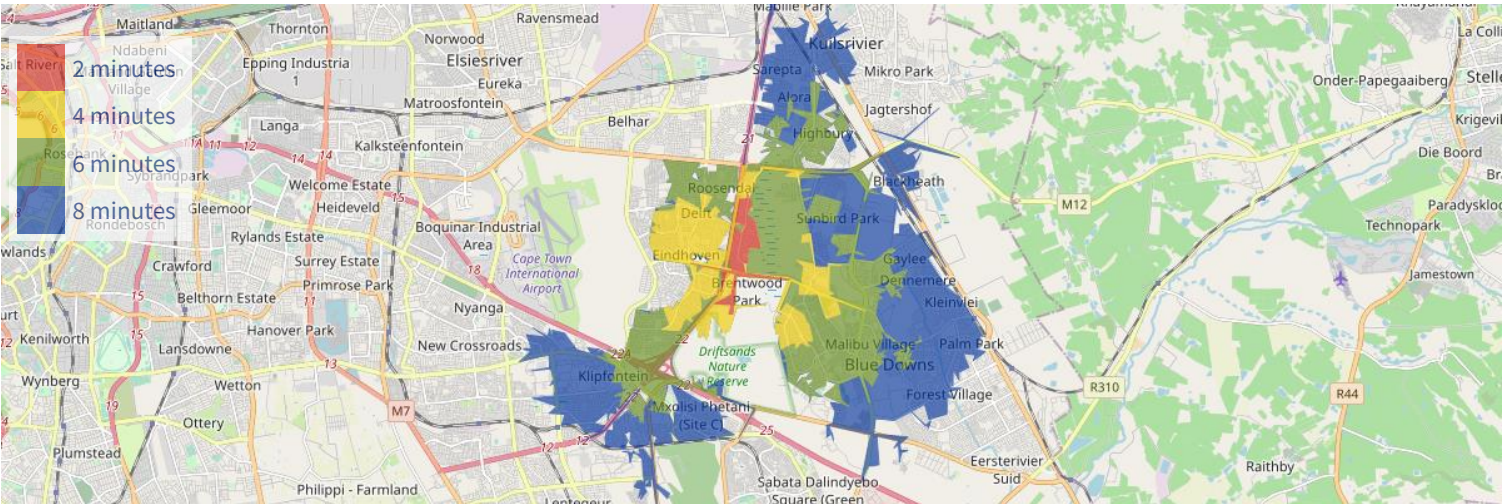
NOV 2021 - OCT 2022
Recent Sellers



Return On Investment



Drive Times



Amenities



FILLING STATION

0.82 km
Engen Hindle Road Service Station

1.6 km
Caltex VOORBRUG SERVICE CENTRE

1.64 km
Caltex SILVERSANDS BLUE DOWNS



POLICE STATION

1.6 km
Delft Police Station

2.73 km
South African Police Service - Mfuleni

3.01 km
South African Police Service - Platterklip Crescent



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

1.49 km
Delft Convience Centre

2.54 km
Airport Shopping Centre

3.11 km
OK Shopping Centre



HOSPITAL/CLINIC

0.29 km
Wesbank Clinic

0.46 km
Limehill Clinic

1.48 km
Care Cross - Blue Downs



EDUCATION

0.34 km
West Bank No 1 Primary School

0.67 km
Hoofweg Primary School

0.09 km
West Bank High School