

# Suburb Report



[Redacted]

[Redacted]

## Suburb Details

SUBURB



[Redacted]

MUNICIPALITY  
**City of Tshwane**  
TOWNSHIP  
**Pretoria**

## Market Stock

## Suburb Demographics



- FREEHOLDS IN ESTATE  
**2(0.08%)**
- SECTIONAL TITLES IN ESTATES  
**0**
- FREEHOLDS  
**2379(95.43%)**
- SECTIONAL TITLES  
**112(4.49%)**

AVERAGE HOUSEHOLD INCOME RANGE



PREDOMINANT LSM



NUMBER OF ADULTS



## Period of Ownership

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

FEB 2022 - JAN 2023

### Existing Owners



FEB 2022 - JAN 2023

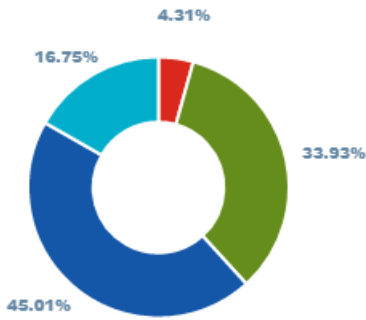
### Recent Sellers



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

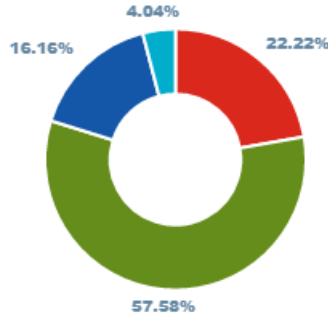
FEB 2022 - JAN 2023

## Stable Owners



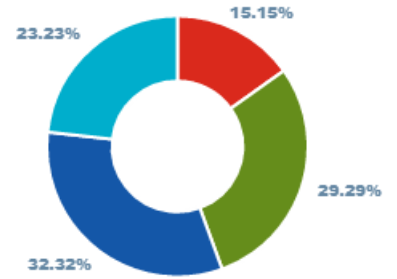
FEB 2022 - JAN 2023

## Recent Buyers



FEB 2022 - JAN 2023

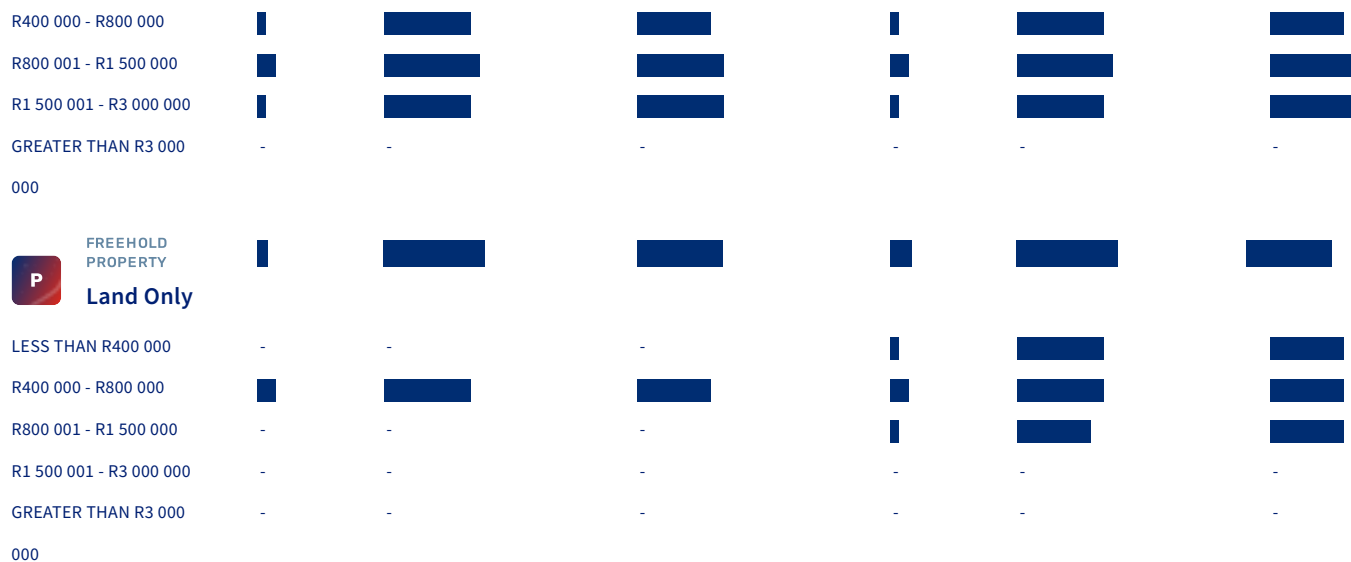
## Recent Sellers



## Property Transfer Information

### Repeat Sales

	LAST 3 MONTHS			NOV 2022 - JAN 2023			LAST 12 MONTHS			FEB 2022 - JAN 2023		
	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
<b>SS</b> SECTIONAL SCHEME <b>Developed</b>	0	R 0	R 0									
LESS THAN R400 000	-	-	-	-	-	-	-	-	-	-	-	-
R400 000 - R800 000	-	-	-									
R800 001 - R1 500 000	-	-	-	-	-	-	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
<b>E</b> ESTATE <b>Developed Freehold</b>												
<b>E</b> ESTATE <b>Developed Sectional Scheme</b>												
<b>E</b> ESTATE <b>Land Only Freehold</b>												
<b>P</b> FREEHOLD PROPERTY <b>Developed</b>												
LESS THAN R400 000	-	-	-	-	-	-	-	-	-	-	-	-

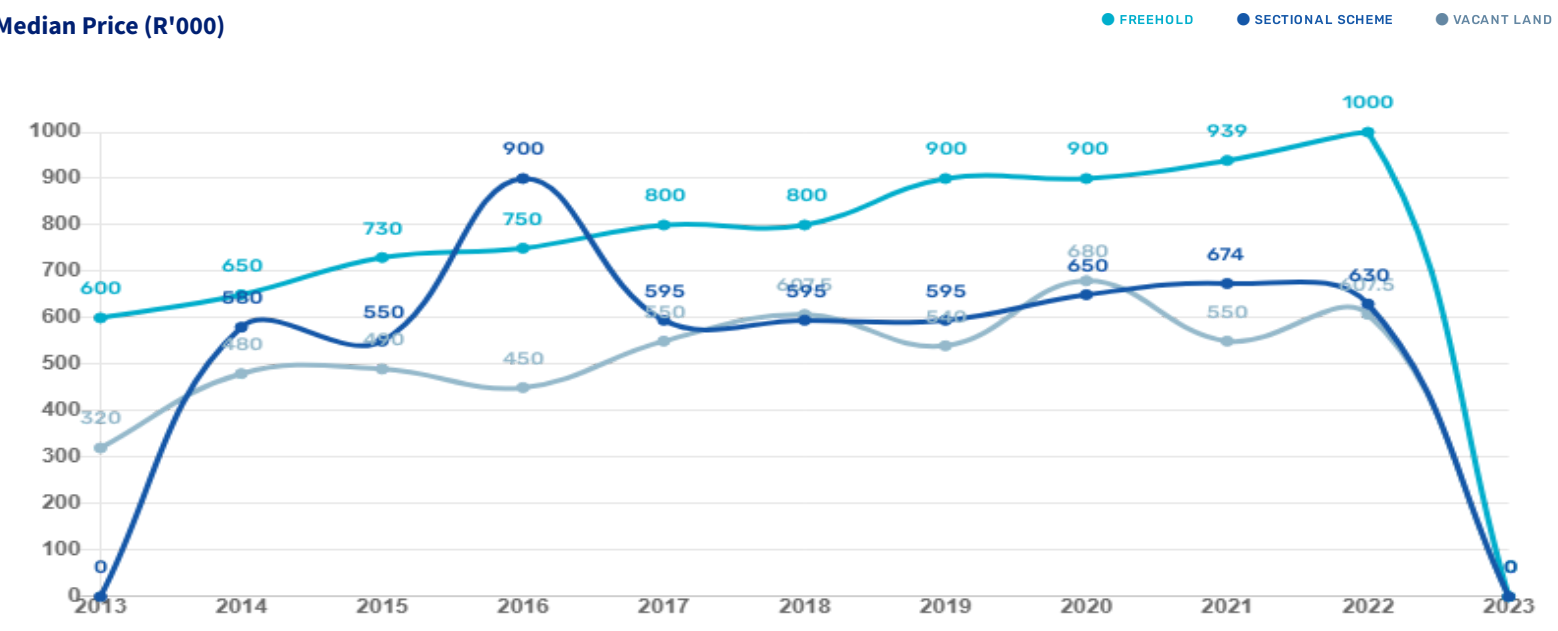


## First Time Registrations

No information available	LAST 3 MONTHS			LAST 12 MONTHS		
	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
	0	R 0	R 0	0	R 0	R 0

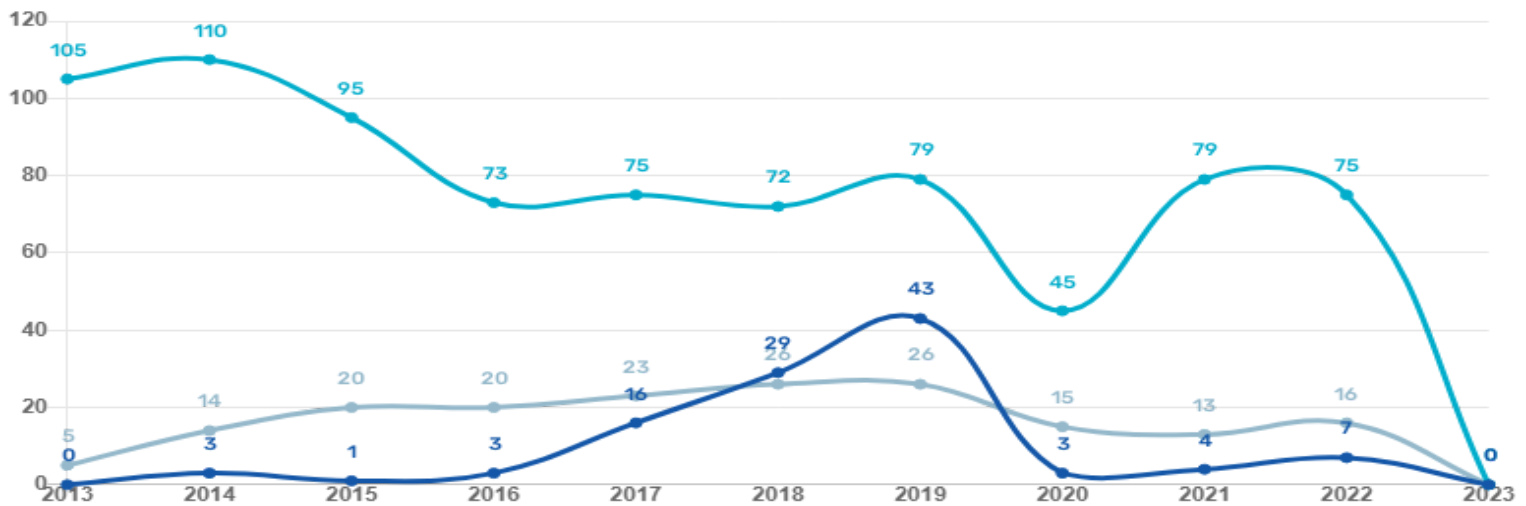
**Important:** The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme 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.

## Suburb Trends



## Number of Registrations

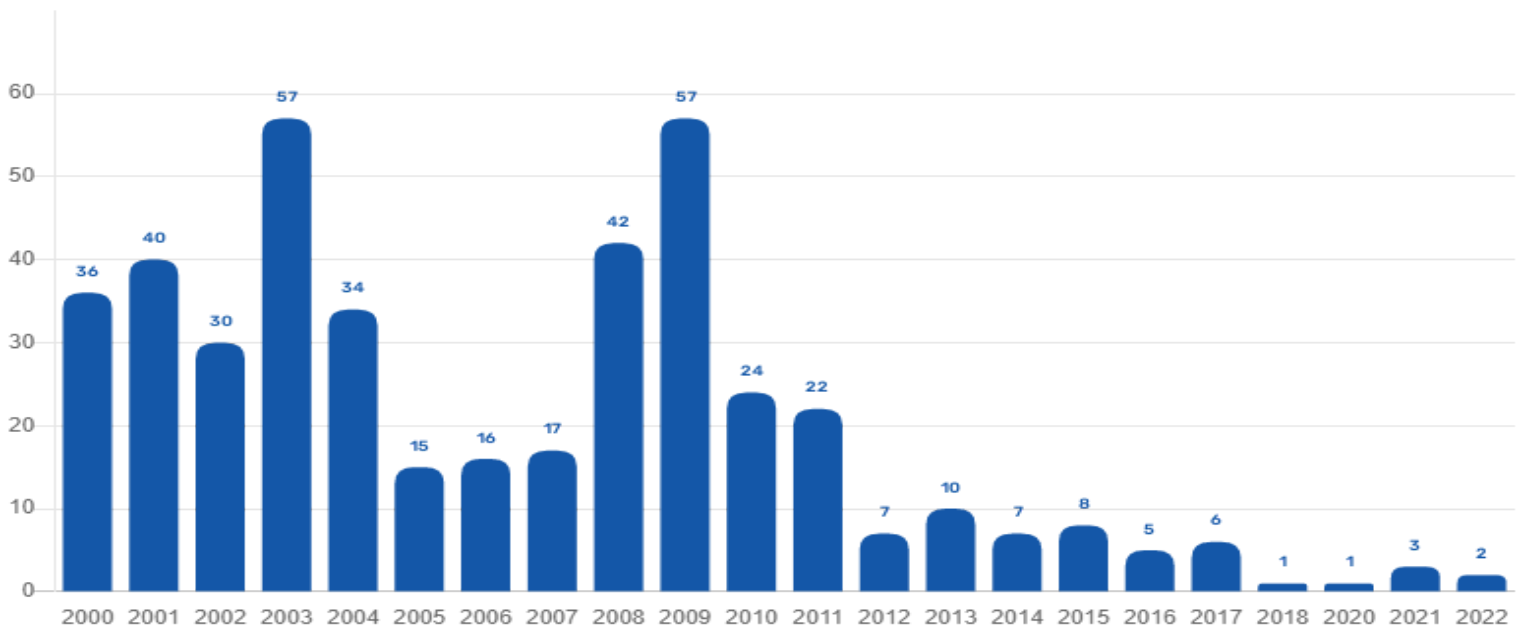
● FREEHOLD ● SECTIONAL SCHEME ● VACANT LAND



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## Sales In Execution

### Number of sales in execution



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## Suburb Ranking

FREEHOLD

### Nearest Suburb Ranking

RANK	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
2404		City of Tshwane	Gauteng	
2845		City of Tshwane	Gauteng	
3323		City of Tshwane	Gauteng	
3509		City of Tshwane	Gauteng	
3679		City of Tshwane	Gauteng	
3936		City of Tshwane	Gauteng	

FREEHOLD

### NATIONAL Ranking

NUMBER OF SUBURBS

6441

RANK	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
2963		eThekweni	KwaZulu-Natal	
2964		Beaufort West	Western Cape	
2965		eThekweni	KwaZulu-Natal	
2966		Gamagara	Northern Cape	
2967		City of Tshwane	Gauteng	
2968		City of Tshwane	Gauteng	
2969		City of Cape Town	Western Cape	
2970		Govan Mbeki	Mpumalanga	
2971		Abaqulusi	KwaZulu-Natal	
2972		Midvaal	Gauteng	
2973		Mogalakwena	Limpopo	

SECTIONAL SCHEME

### NATIONAL Ranking

NUMBER OF SUBURBS

2597

RANK	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
1839		Emfuleni	Gauteng	
1840		City of Johannesburg	Gauteng	
1841		Emalaheni	Mpumalanga	
1842		Nelson Mandela Bay	Eastern Cape	
1843		Ekurhuleni	Gauteng	
1844		City of Tshwane	Gauteng	
1845		Steve Tshwete	Mpumalanga	
1846		Mangaung	Free State	
1847		City of Cape Town	Western Cape	
1848		Nelson Mandela Bay	Eastern Cape	
1849		City of Cape Town	Western Cape	

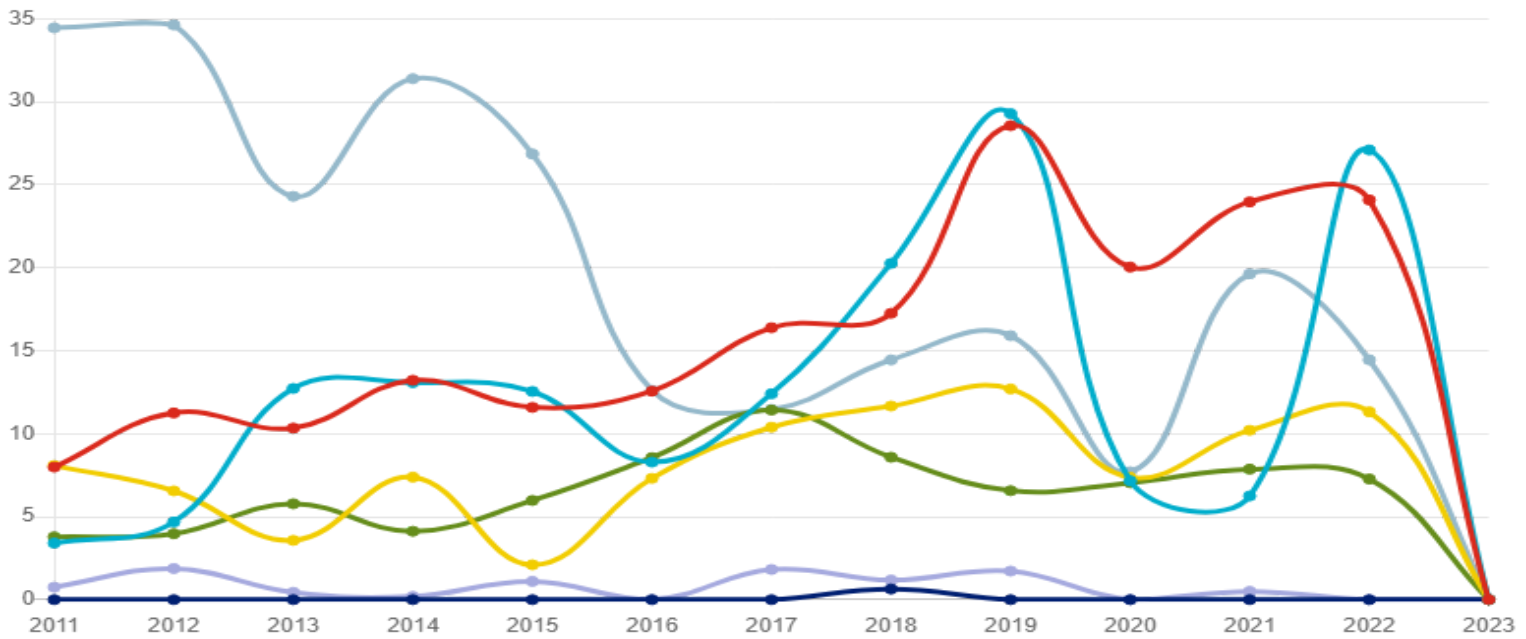
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# Lending By Institution

Total (R'000 000)



## Amenities



FILLING STATION

- 0.97 km  
Sasol Philip Nel Park
- 1.24 km  
Sasol Lotus Gardens
- 1.43 km  
Interflight Service Station



POLICE STATION

- 2.86 km  
Pretoria West Police Station
- 3.2 km  
South African Police Service - Hercules
- 3.33 km  
South African Police Service - Pretoria West



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.62 km  
Wespark Shopping Centre
- 1.89 km  
Jozi Mall
- 1.96 km  
Designer Blinds Pretoria Central



HOSPITAL/CLINIC

- 0.28 km  
Danmed Medical Centre
- 1.33 km  
Pretoria West Hospital
- 1.67 km  
Health & Safety Exodec Training



EDUCATION

- 0.71 km  
Refalotse Primary School
- 0.63 km  
Westerlig Laer Skool
- 0.38 km  
Elandspoor High School

## Disclaimer

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