



Client: HARCOURTS ACHIEVERS
User: Ina Rowe
Tracking #: Blueprint_Prop:20230529103859
Report Date: 2023/05/29
Report #: 56790637

Property Details

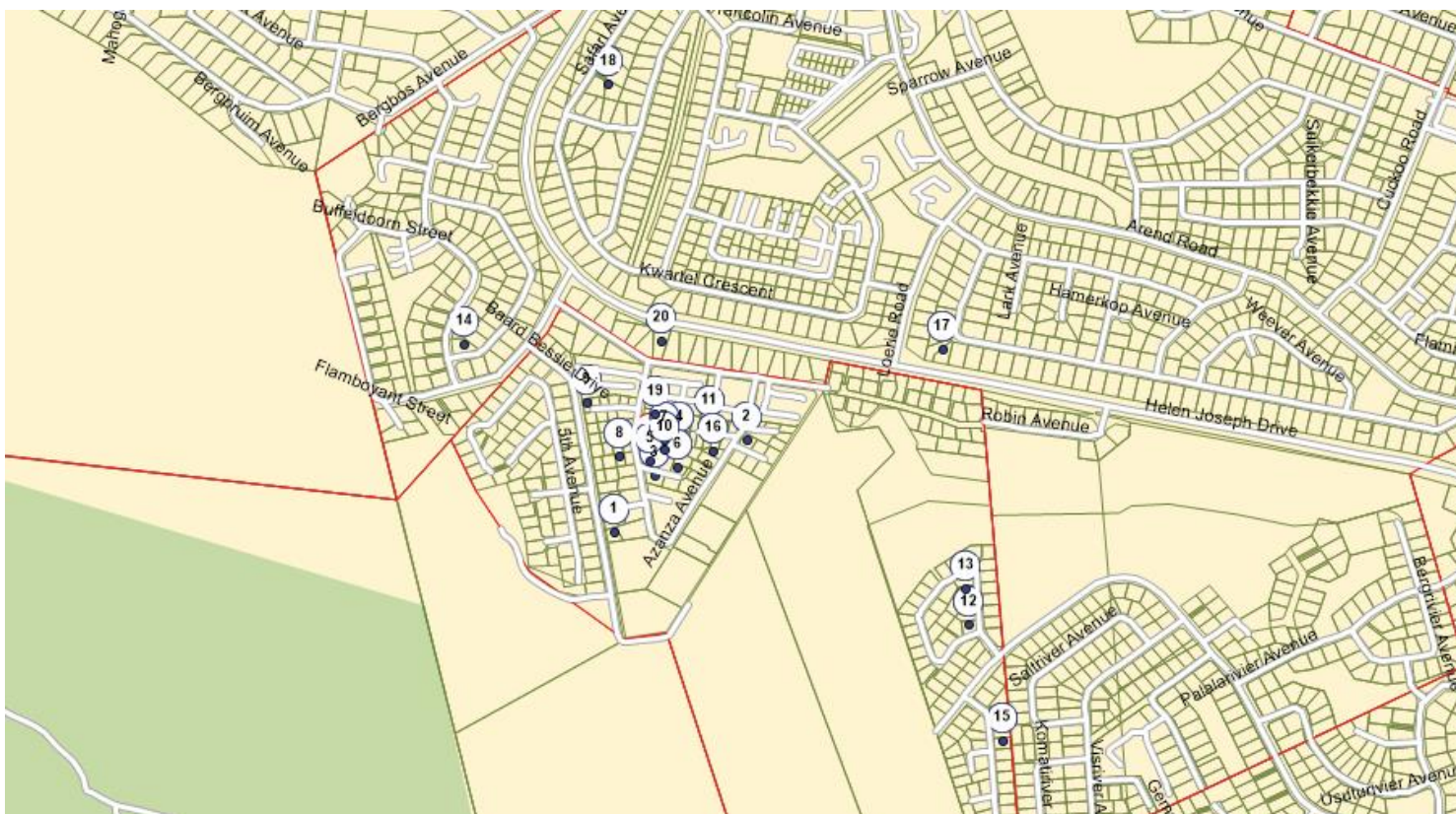
Property Type:	FREEHOLD	Legal Description:	Ptn 1 Erf 6 BOSCHDAL RUSTENBURG LOCAL MUNICIPALITY NORTH-WEST
Province:	NORTH WEST	Municipality:	Rustenburg
Township:	BOSCHDAL	Erf #:	6
Portion #:	1	Street:	Azanza AVENUE
Suburb:	BOSCHDAL	Last Sales Price:	R 2 200 000
Street #:	4	Coordinates (Lat\ Long):	Google Maps: -25.7040, 27.2211 Street View
Last Sales Date:	20091011	SG Code:	T0JQ00780000000600001
Land Size (Registered):	943 m ²		
Land Size (Cadastral):	947 m ²		
Estimate Size Under Roof:	Not Available		

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
OTTO MARTHINUS JACOBUS	7210135088084	T5963/2010	50%	Not Available
OTTO KAREN	7006300237088	T5963/2010	50%	Not Available

Imagery





Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1 BOSCHDAL	BOSCHDAL EXT 2	12 1	20221201	20230316	R 2 920 000	751 m ²	R 3 888	189	<input type="checkbox"/>	3	,0	-	265
2 7 VILLA NANDIA STREET BOSCHDAL	BOSCHDAL	18 7	20220815	20221024	R 2 680 000	925 m ²	R 2 897	191	<input type="checkbox"/>	-	0.0	-	375
3 1 VILLA CASSIA STREET BOSCHDAL	BOSCHDAL	4 1	20210728	20211109	R 3 550 000	896 m ²	R 3 962	55	<input checked="" type="checkbox"/>	-	-	-	-
4 14 VILLA CARISSA STREET BOSCHDAL	BOSCHDAL	6 14	20230113	20230313	R 2 675 000	510 m ²	R 5 245	63	<input checked="" type="checkbox"/>	-	-	-	-
5 9 VILLA CASSIA STREET BOSCHDAL	BOSCHDAL	4 9	20220823	20221221	R 2 215 000	518 m ²	R 4 276	23	<input type="checkbox"/>	4	3,5	3	233
6 7 VILLA CASSIA STREET BOSCHDAL	BOSCHDAL	4 7	20220801	20221108	R 2 050 000	628 m ²	R 3 264	65	<input type="checkbox"/>	3	0.0	-	250
7 11 VILLA CARISSA STREET BOSCHDAL	BOSCHDAL	6 11	20211124	20221027	R 2 800 000	594 m ²	R 4 714	36	<input checked="" type="checkbox"/>	4	3.0	2	391
8 BOSCHDAL	BOSCHDAL EXT 2	98 7	20220405	20220608	R 2 500 000	501 m ²	R 4 990	60	<input type="checkbox"/>	-	,0	-	282
9 BOSCHDAL	BOSCHDAL EXT 2	97 6	20221122	20230209	R 1 642 952	510 m ²	R 3 221	162	<input checked="" type="checkbox"/>	-	-	-	-
10 12 VILLA CARISSA STREET BOSCHDAL	BOSCHDAL	6 12	20220506	20221110	R 2 300 000	482 m ²	R 4 772	29	<input type="checkbox"/>	3	2,5	2	302
11 3 VILLA DURANTA STREET BOSCHDAL	BOSCHDAL	19 3	20230120		R 1 350 000	500 m ²	R 2 700	131	<input type="checkbox"/>	3	2.0	2	281
12 BOSCHDAL	BOSCHDAL EXT 5	186 0	20220901	20221219	R 3 050 000	834 m ²	R 3 657	731	<input checked="" type="checkbox"/>	-	,0	-	100
13 BOSCHDAL	BOSCHDAL EXT 5	182 0	20221025	20230113	R 2 800 000	780 m ²	R 3 590	687	<input type="checkbox"/>	4	2,0	2	274
14 40 PEPERBOOM AVENUE SAFARITUINE	SAFARITUINE EXT 1	218 0	20220805	20230227	R 2 150 000	1273 m ²	R 1 689	431	<input type="checkbox"/>	4	2,0	-	393
15 BOSCHDAL	BOSCHDAL EXT 5	106 0	20230208	20230330	R 3 500 000	794 m ²	R 4 408	932	<input type="checkbox"/>	5	3,0	4	323
16 13 AZANZA AVENUE BOSCHDAL	BOSCHDAL	19 13	20211106	20220405	R 1 800 000	621 m ²	R 2 899	124	<input checked="" type="checkbox"/>	4	2.0	2	100
17 71 LEEURIK AVENUE SAFARITUINE	SAFARITUINE EXT 3	401 0	20221012	20230310	R 2 000 000	1060 m ²	R 1 887	614	<input type="checkbox"/>	4	4.0	-	-
18 47 SAFARI AVENUE SAFARITUINE	SAFARITUINE	45 0	20220814	20230201	R 3 249 999	1250 m ²	R 2 600	797	<input type="checkbox"/>	8	8.0	-	380
19 5 VILLA CARISSA STREET BOSCHDAL	BOSCHDAL	6 5	20210201	20210512	R 2 760 000	510 m ²	R 5 412	79	<input type="checkbox"/>	4	3.0	3	400
20 13 HIBISCUS STREET SAFARITUINE	SAFARITUINE	111 0	20220116	20220412	R 2 280 000	1733 m ²	R 1 316	240	<input type="checkbox"/>	3	2.5	3	334

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 2 513 648

Municipal Valuation

Municipal Valuation: R 2 600 000
Rating Period: 2021/2022
Usage Category: RESIDENTIAL

Year of Valuation: 2021
Estimated Monthly Rates: R 1 777
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
FIRSTRAND	R 1 980 000	B4526/2010	20100204

Other Endorsements

No endorsements info on the selected property.

Servitudes

Servitude Type	Tag Value	Geometry	Area/Line
Unclassified Urban	1513/2001003	50 m ²	Area
Unclassified Urban	1513/2001001	203 m ²	Area
Unclassified Urban	1513/2001003	50 m ²	Area

Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
PRIVATE PERSON	PRIVATE PERSON	20100204	20091011	R 2 200 000	T5963/2010
PRIVATE PERSON	COMPANY	20060309	20051129	R 1 965 000	T26876/2006
COMPANY	COMPANY	20051123			T152131/2005

Transfer Summary for past 3 months

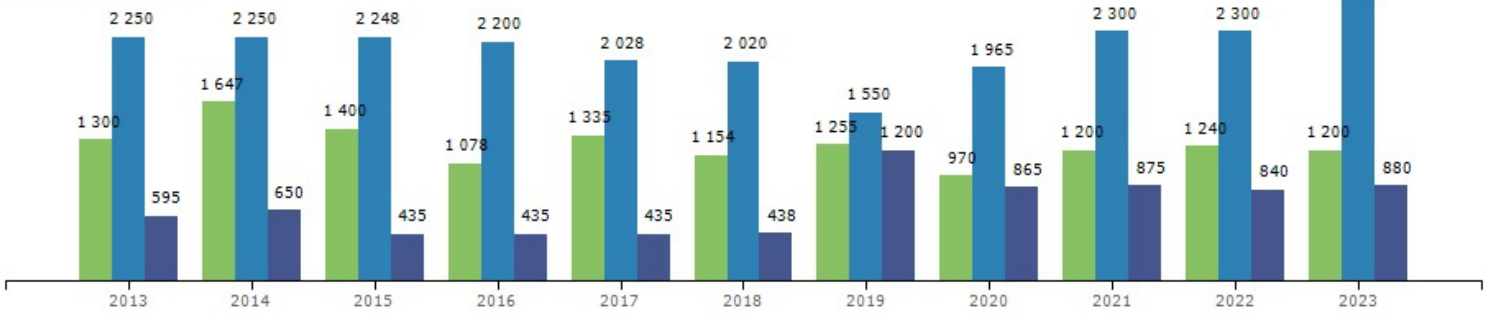
Max Transfer in the Suburb: R 3 500 000 **Min Transfer in Suburb:** R 880 000 **Total Transfers:** 5

Street Transfer History

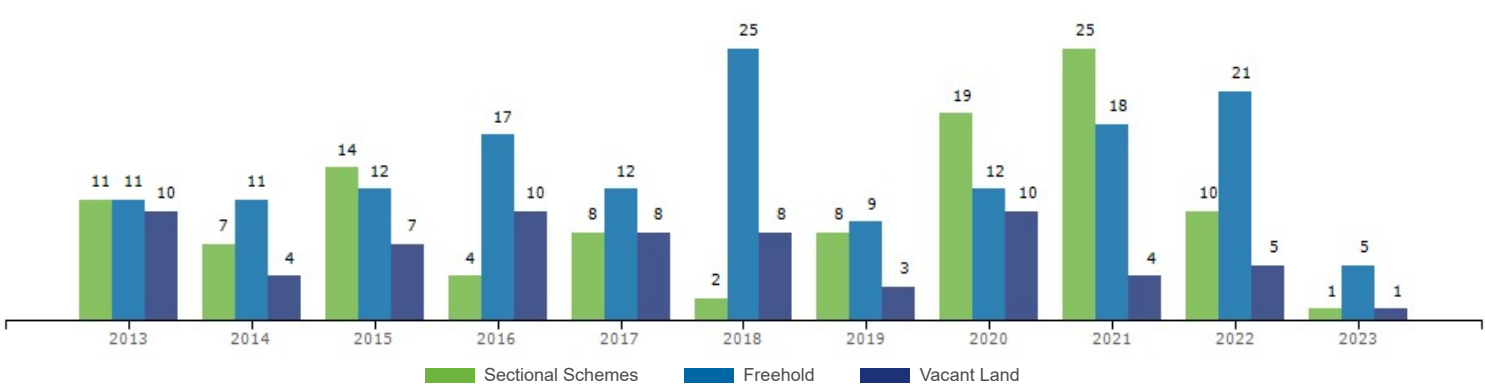
Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
PRIVATE PERSON	PRIVATE PERSON	20220929	20220627	R 1 250 000	ST75899/2022	Azanza	1
PRIVATE PERSON	COMPANY	20220608	20220217	R 1 350 000	ST44201/2022	Azanza	1
PRIVATE PERSON	PRIVATE PERSON	20220405	20211106	R 1 800 000	T25031/2022	Azanza	13



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity	Type	Distance (km)
BP Africa Safarituine Diensstasie	FillingStation	0.98 km
BP	FillingStation	1.28 km
Engen Protea Park Motors	FillingStation	1.60 km
Willa Krause Skin Care & Health Clinic	Hospital/Clinic	3.55 km
Schuch Orthopedic Services	Hospital/Clinic	3.89 km
MediCross Rustenburg	Hospital/Clinic	3.91 km
South African Police Service - Beyers Naude Drive	PoliceStation	2.17 km
South African Police Service - Von Wielligh Street	PoliceStation	3.69 km
South African Police Service - Klopper Street	PoliceStation	3.99 km
Wonderland Kleuterskool	PrePrimarySchool	1.71 km
Laerskool Protea Park	PrimarySchool	1.47 km
Rustenburg Assembly of God Christian School	School	1.77 km
Safari Garden Shopping Centre	ShoppingCentre	1.18 km
Protea Park Shopping Centre	ShoppingCentre	1.58 km
Tuscany Crossings Shopping Centre	ShoppingCentre	2.04 km
Camelot International Health and Skin Care Education	TertiaryInstitution	3.21 km
Sita	TertiaryInstitution	3.23 km
Helia D International Health and Beauty Training College	TertiaryInstitution	3.71 km

Disclaimer

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