

Property Report



Client: H Courts Property Consultants
User: Barbara Rogers
Tracking #: Blueprint_Prop:20231129100315
Report Date: 2023/11/29
Report #: 59223130

Property Details

| | | | |
|---------------------------|-----------------------------|--------------------------|--|
| Property Type: | SECTIONAL TITLE | Legal Description: | Sect 2 of plan 158/1991 known as VILLA VALENCIA Situated at Ptn 199 Erf 3005 PIETERMARITZBURG MSUNDUZI KWAZULU NATAL |
| Province: | KWAZULU NATAL | Municipality: | Msunduzi |
| Township: | PIETERMARITZBURG | Portion #: | 199 |
| Erf #: | 3005 | Sectional Title Unit #: | 2 |
| Sectional Title Name: | SS VILLA VALENCIA(158/1991) | Street: | Town Bush ROAD |
| Suburb: | FERNCLIFFE | Last Sales Price: | R 2 140 000 |
| Street #: | 588 | Coordinates (Lat\ Long): | Google Maps: -29.5654, 30.3415 Street View |
| Last Sales Date: | 20070314 | SG Code: | N0FT02580000300500199 |
| Unit Size: | 303 m ² | | |
| Mother Erf Size: | 9428 m ² | | |
| Estimate Size Under Roof: | Not Available | | |

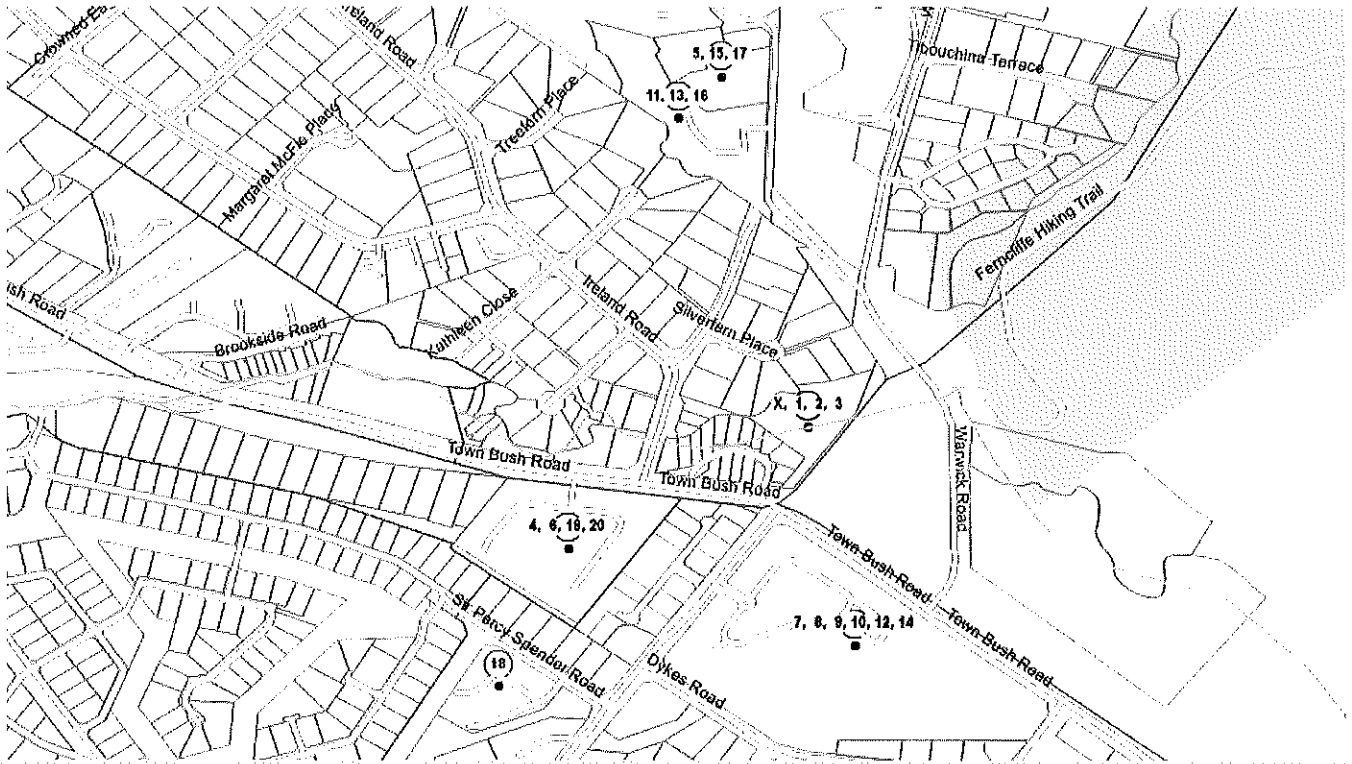
Owner Details

| Owner Name | ID / Registration Number | Title Deed No | Share | Marital Status |
|--------------------------------|--------------------------|---------------|-------|----------------|
| ROSE CHRISTOPHER WILLIAM PETER | 5106075029082 | ST29706/2007 | | MARRIED OUT |

Imagery



Comparable Analysis



| Street Address | Township | Erf Portion Unit | Sectional Title | Sales Date | Reg Date | Sales Price | Size | R/m2 | Distance | Cash |
|--|------------------|--------------------|------------------------|------------|----------|-------------|--------------------|----------|----------|------|
| 1 588 TOWN BUSH ROAD FERNCLIFFE | PIETERMARITZBURG | 3005 199 | 14 SS VILLA VALENCIA | 20221016 | 20230110 | R 2 750 000 | 237 m ² | R 11 603 | 0 | ✓ |
| 2 588 TOWN BUSH ROAD FERNCLIFFE | PIETERMARITZBURG | 3005 199 1 | SS VILLA VALENCIA | 20221116 | 20230117 | R 1 850 000 | 227 m ² | R 8 150 | 0 | ✓ |
| 3 588 TOWN BUSH ROAD FERNCLIFFE | PIETERMARITZBURG | 3005 199 9 | SS VILLA VALENCIA | 20210927 | 20220202 | R 2 750 000 | 305 m ² | R 9 016 | 0 | ✓ |
| 4 651 TOWN BUSH ROAD TOWN BUSH VALLEY | PIETERMARITZBURG | 3193 0 9 | SS KEW GARDENS | 20230707 | 20230829 | R 3 500 000 | 218 m ² | R 16 055 | 330 | ✓ |
| 5 FERNCLIFFE | PIETERMARITZBURG | 3275 2 6 | SS DUNROBIN GARDENS | 20230623 | 20230921 | R 3 850 000 | 282 m ² | R 13 652 | 479 | ✓ |
| 6 651 TOWN BUSH ROAD TOWN BUSH VALLEY | PIETERMARITZBURG | 3193 0 4 | SS KEW GARDENS | 20221115 | 20230906 | R 2 800 000 | 216 m ² | R 12 963 | 330 | ✓ |
| 7 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 37 | SS KEMBALI | 20220517 | 20221208 | R 1 900 000 | 300 m ² | R 6 333 | 297 | ✓ |
| 8 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 40 | SS KEMBALI | 20220328 | 20221004 | R 2 100 000 | 300 m ² | R 7 000 | 297 | ✓ |
| 9 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 24 | SS KEMBALI | 20220521 | 20220905 | R 2 550 000 | 260 m ² | R 9 808 | 297 | ✓ |
| 10 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 21 | SS KEMBALI | 20220217 | 20220617 | R 3 200 000 | 300 m ² | R 10 667 | 297 | ✓ |
| 11 FERNCLIFFE | PIETERMARITZBURG | 3275 1 7 | SS PIN OAK GARDENS | 20230303 | 20230831 | R 2 100 000 | 219 m ² | R 9 589 | 439 | ✓ |
| 12 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 15 | SS KEMBALI | 20220522 | 20221104 | R 2 715 000 | 203 m ² | R 13 374 | 297 | ✓ |
| 13 FERNCLIFFE | PIETERMARITZBURG | 3275 1 9 | SS PIN OAK GARDENS | 20230424 | 20230818 | R 2 400 000 | 160 m ² | R 15 000 | 439 | ✓ |
| 14 1 CRAIGIE DRIVE MONTROSE | PIETERMARITZBURG | 1531 465 44 | SS KEMBALI | 20220509 | 20220810 | R 2 567 300 | 203 m ² | R 12 647 | 297 | ✓ |
| 15 FERNCLIFFE | PIETERMARITZBURG | 3275 2 8 | SS DUNROBIN GARDENS | 20220518 | 20220930 | R 2 830 000 | 282 m ² | R 10 035 | 479 | ✓ |
| 16 FERNCLIFFE | PIETERMARITZBURG | 3275 1 12 | SS PIN OAK GARDENS | 20230321 | 20230713 | R 2 250 000 | 173 m ² | R 13 006 | 439 | ✓ |
| 17 FERNCLIFFE | PIETERMARITZBURG | 3275 2 7 | SS DUNROBIN GARDENS | 20220713 | 20220930 | R 3 566 200 | 282 m ² | R 12 646 | 479 | ✓ |
| 18 7 SIR PERCY SPENDER ROAD MONTROSE | PIETERMARITZBURG | 1531 328 7 | SS MONTEREY | 20230330 | 20230921 | R 2 300 000 | 187 m ² | R 12 299 | 506 | ✓ |
| 19 651 TOWN BUSH ROAD TOWN BUSH VALLEY | PIETERMARITZBURG | 3193 0 11 | SS KEW GARDENS | 20220322 | 20220923 | R 2 700 000 | 205 m ² | R 13 171 | 330 | ✓ |
| 20 651 TOWN BUSH ROAD TOWN BUSH VALLEY | PIETERMARITZBURG | 3193 0 16 | SS KEW GARDENS | 20211024 | 20220301 | R 3 000 000 | 292 m ² | R 10 274 | 330 | ✓ |

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 2 683 925

Municipal Valuation



Municipal Valuation: R 2 800 000
Rating Period: 2019/2020
Usage Category: RESIDENTIAL

Year of Valuation: 2019
Estimated Monthly Rates: R 2 940
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 |
|-------------|-------------|--------------|------------------------|
| STANDARD | R 1 950 000 | SB35466/2007 | 20070702 |

Other Endorsements

No endorsements info on the selected property.

Servitudes



| Servitude Type | Tag Value | Geometry | Area/Line |
|--------------------|-----------|--------------------|-----------|
| Unclassified Urban | 3283/1976 | 16 m ² | Area |
| Unclassified Urban | 3283/1976 | 228 m ² | Area |
| Unclassified Urban | 3283/1976 | 588 m ² | Area |

Transfer History



| Buyer Name | Seller Name | Reg Date | Purchase Date | Purchase Price | Title Deed No |
|----------------|-------------|----------|---------------|----------------|---------------|
| PRIVATE PERSON | COMPANY | 20070702 | 20070314 | R 2 140 000 | ST29706/2007 |
| COMPANY | TRUST | 20000929 | 20000624 | R 648 000 | ST48277/2000 |
| TRUST | CC | 19931214 | 19931016 | R 404 000 | ST17261/1993 |

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 3 850 000 Min Transfer in Suburb: R 1 900 000 Total Transfers: 10

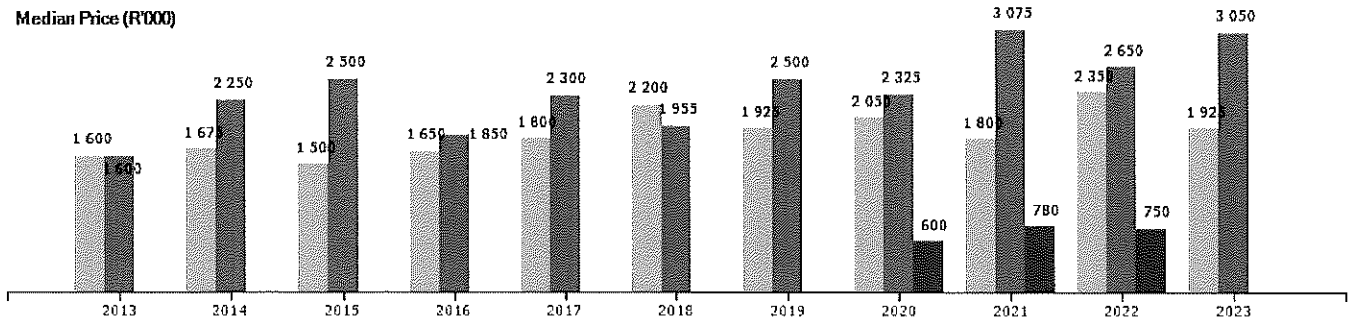
Street Transfer History



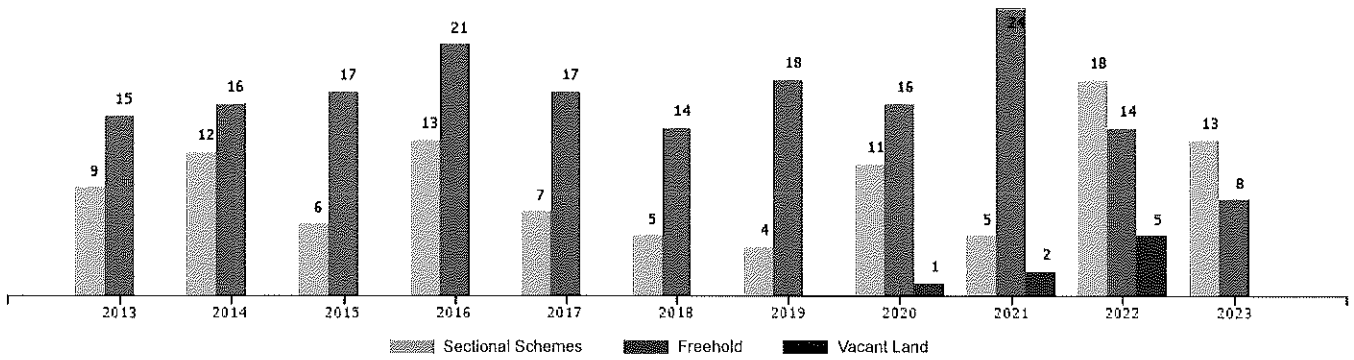
| Buyer Name | Seller Name | Reg Date | Purchase Date | Purchase Price | Title Deed No | Street | Number |
|----------------|----------------|----------|---------------|----------------|---------------|-----------|--------|
| PRIVATE PERSON | TRUST | 20230117 | 20221116 | R 1 850 000 | ST1081/2023 | Town Bush | 588 |
| COMPANY | PRIVATE PERSON | 20230110 | 20221016 | R 2 750 000 | ST565/2023 | Town Bush | 588 |
| PRIVATE PERSON | PRIVATE PERSON | 20220202 | 20210927 | R 2 750 000 | ST2950/2022 | Town Bush | 588 |



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



| Amenity | Type | Distance (km) |
|---|---------------------|---------------|
| BP Africa BP Cascades Service Station | FillingStation | 1.55 km |
| BP | FillingStation | 1.74 km |
| Montgomery Service Station | FillingStation | 2.46 km |
| Mitchell Fm Counselling Psychologist | Hospital/Clinic | 2.68 km |
| MediCross Wembley House | Hospital/Clinic | 3.80 km |
| Wembley House Sub Acute Hospital | Hospital/Clinic | 3.89 km |
| South African Police Service - Town Hill | PoliceStation | 2.42 km |
| South African Police Service - Hilton-KZN | PoliceStation | 4.37 km |
| South African Police Service - Preslbury | PoliceStation | 4.61 km |
| Settlers Park Pre Primary School | PrePrimarySchool | 2.34 km |
| Kip McGrath | School | 2.56 km |
| Carter High School | SecondarySchool | 2.58 km |
| Cascades Lifestyle Centre | ShoppingCentre | 1.68 km |
| Quarry Shopping Centre | ShoppingCentre | 4.03 km |
| Liberty Midlands Mall Main Entrance | ShoppingCentre | 4.06 km |
| Janelle Collage | TertiaryInstitution | 4.17 km |
| Caribe Caribe | TertiaryInstitution | 4.26 km |
| Damelin | TertiaryInstitution | 4.51 km |

Disclaimer

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