

OWNER DETAILS

Name	ID No	Title Deed No	Marital Status	Share
FXXXXXXXXT	259xxxxxx	T15XXXXXXXX018		-

BOND DETAILS

Bond Holder	Amount	Registration Date	Bond No
No bond details found			

VALUATION DETAILS

Low	High	Suburb Low	Suburb Middle	Suburb High
R 5 010 000	R 6 960 000	R 1 011 600	R 2 997 200	R 4 982 800

MUNICIPAL VALUATION

Valuation Amount	Estimated Monthly Rates	Year of Valuation	Rating Period	Usage Category	Usage
R 2 850 000	R 1 713.09	2021	2023/2024	RESIDENTIAL	RESIDENTIAL

SALES HISTORY

Year	Buyer	Seller	Reg Date	Title Deed No	Purchase Date	Purchase Price
2018	Legal Entity	Natural Person	2018/04/16	T15579/2018	2018/01/06	R 2 972 500
2002	Natural Person	Natural Person	2002/06/27	T54057/2002	2002/04/23	R 540 000
1993	Natural Person	Natural Person	1993/06/01	T42383/1993	1993/01/21	R 260 000

STREET SALES HISTORY

Street No	Erf No	Buyer	Seller	Reg Date	Title Deed No	Purchase Date	Purchase Price
18	189	Natural Person	Natural Person	2023/08/07	T32526/2023		
46	225	Legal Entity	Natural Person	2023/04/14	T14636/2023		
41	171	Legal Entity	Legal Entity	2022/10/26	T52984/2022	2022/09/12	R 2 250 000

COMPARABLE SALES

Street Address	Erf No	Township	Distance	Sale Date	Sale Price	Size	Area Under Roof	Bedrooms	Bathrooms	Garages
█████ as Street Gouritsmond	2	█████ ES	98m	2022/07/09	R2,890,000	1193m ²	262m ²	3		
█████ as Street Gouritsmond	█████	█████ ES	146m	2022/01/06	R2,450,000	669m ²	270m ²	3	2	2
█████ ond	2	█████ HERIES	149m	2024/04/11	R3,700,000	908m ²	282m ²	3	4	3
6 Gouritsmond	1	█████ ES	149m	2022/03/10	R3,900,000	800m ²				
█████ Street Gouritsmond	6	█████ ES	168m	2024/02/07	R2,645,000	600m ²	159m ²	3		
5 Street Gouritsmond	█████	█████ RIES	192m	2023/12/02	R1,060,000	600m ²				
1 Street Gouritsmond	6	█████ ES	236m	2024/04/14	R1,150,000	600m ²				
█████ s Street Gouritsmond	6	█████ ES	252m	2023/09/01	R3,450,000	600m ²	250m ²	3	5	2
2 Crescent Gouritsmond	1	█████ ES	372m	2023/09/20	R6,600,000	929m ²	300m ²	4	3	2
█████ Street Gouritsmond	█████	█████ S	376m	2022/08/22	R3,200,000	591m ²	200m ²	3	2	1
█████ Street Gouritsmond	5	█████ ES	384m	2024/03/08	R2,400,000	597m ²	74m ²	5	3	
1 Street Gouritsmond	█████	█████ RIES	484m	2024/03/30	R3,699,000	631m ²		5	4	2
█████ raker Street Gouritsmond	█████	█████ RIES	511m	2023/08/18	R3,000,000	690m ²	251m ²	4	2	1

Street Address	Erf No	Township	Distance	Sale Date	Sale Price	Size	Area Under Roof	Bedrooms	Bathrooms	Garages
1 [REDACTED] [REDACTED]d	4 [REDACTED]	[REDACTED]RIES	541m	2024/01/11	R2,995,000	690m ²	380m ²	4	2	4
41 [REDACTED] Street Gouritsmond	[REDACTED]	[REDACTED]ES	562m	2022/09/12	R2,250,000	800m ²				
[REDACTED] Road Gouritsmond	2 [REDACTED]	T [REDACTED]ES	604m	2023/04/04	R2,450,000	1370m ²	325m ²	3	3	4
[REDACTED]as Street Gouritsmond	[REDACTED]	T [REDACTED]RIES	650m	2023/01/29	R2,350,000	827m ²	175m ²	5	3	1
[REDACTED]as Street Gouritsmond	[REDACTED]4	[REDACTED]RIES	764m	2023/08/07	R3,300,000	826m ²	300m ²	3	3	1
[REDACTED] [REDACTED]kker Street Gouritsmond	[REDACTED]	T [REDACTED]ES	787m	2024/07/03	R2,050,000	1710m ²				
Not Available	[REDACTED]	[REDACTED]RIES	799m	2024/05/11	R2,300,000	771m ²				

NEARBY AMENITIES

Filling Station

No nearby Filling Station found

Bus Station

No nearby Bus Station found

Hospital/Clinic

No nearby Hospital/Clinic found

Police Station

No nearby Police Station found

Shopping Centre

No nearby Shopping Centre found

Education

No nearby Education found

Beach

3.19 km - Rooibankies

Please note that we obtain our data from various sources and while we make every effort to ensure the accuracy of the information, we cannot be held responsible for any errors or omissions. The information contained in this report is for general information purposes only and should not be used as a substitute for professional advice. We recommend that you consult with a professional property valuer or real estate agent before making any decisions based on the information contained in this report. The information contained in this report is public domain information and accessible to any person.