

Property Report

624 GERARD MARAIS STREET, CONSTANTIA PARK

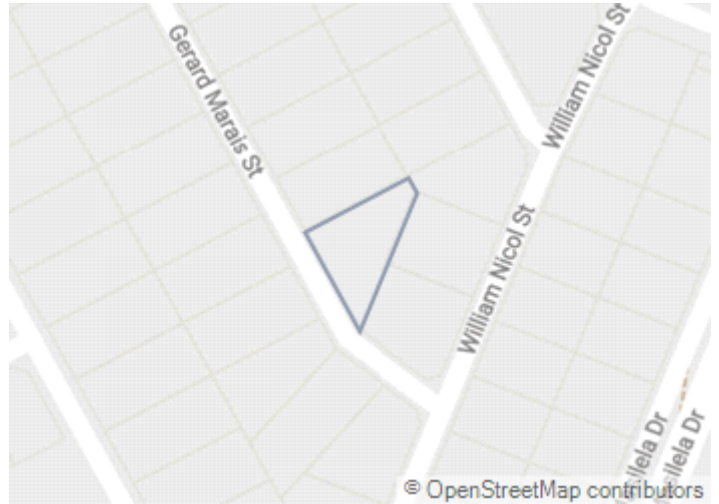
SECTIONAL UNIT: Name SS HUIS CUPIDO Number 382/1998 Unit 1

Property Information

This section contains important registered information.

Property type	SECTIONAL UNIT	Registered size	376 sqm
Scheme name	SS HUIS CUPIDO	Cadastral size	2096 SQM
Scheme number/year	382/1998	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Unit number	1	Province	GAUTENG
Registration division	-	Coordinates (Lat/Long)	-25.812032 / 28.276006
Deeds Office	PRETORIA		
Address	624 GERARD MARAIS STREET, CONSTANTIA PARK		

Maps



Property Valuation

The **Estimated Value** comes from a sophisticated statistical calculation of values from various sources including the Surveyor General Office, Deeds Office (recent sales in the area), banks and estate agents. It is a GUIDE and should be used with other available information – such as known improvement or deterioration of the property/dwelling since the last date of sale.

The **Safety Score** is the percentage of probability that the Estimated Value is reasonable and not over-inflated. This is especially useful to a lender (i.e. bank) to make sure the amount of the bond is reasonable for the property. A score over 70% is considered "High".

The **Accuracy Score** is another statistical figure that determines the probability that the Estimated Value will be within 20% of the selling price. This is especially useful for buyers and sellers of a property. A score over 60% is considered "High".

Expected high	3 200 000	Confidence level	HIGH
Estimated value	2 700 000	Accuracy score	83%
Expected low	2 440 000	Safety score	98%
Purchase price	2 700 000	Purchase date	2017/09/18

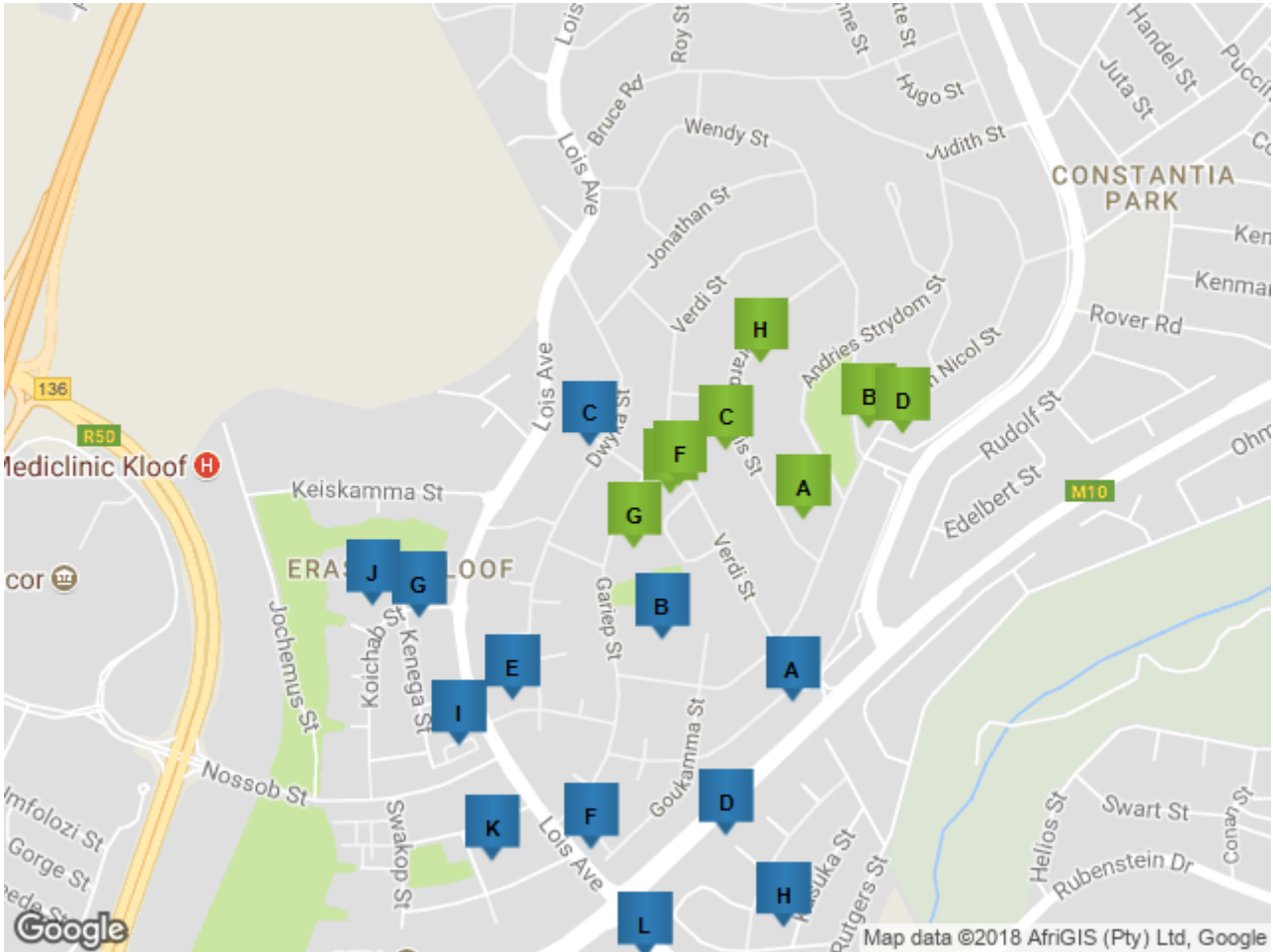
Municipal Valuation

This section contains valuation details provided by the relevant municipality and represents the market value assessed for rates purposes as at the date of valuation.

Municipal valuation 1 700 000 **Zoning** RESIDENTIAL
Valuation year 2017

Sales

Sales show the details of the most recent transfers and sales pending registration in close proximity to the specified property.



RECENTLY REGISTERED TRANSFERS

Scheme, Unit	Suburb	Size (m ²)	Sales Price (R)	Sold	Transferred	R/m ²
A PRETORIA, SS HUIS CUPIDO, 382, 1	CONSTANTIA PARK	376	2 700 000	2017/09/18	2017/12/15	7,180.85
B PRETORIA, SS CONSTANTIA HOEK, 82, 8	CONSTANTIA PARK	154	1 580 000	2017/07/10	2017/09/26	10,259.74
C PRETORIA, SS PHILADELPHIA, 426, 1	CONSTANTIA PARK	71	340 000	2016/11/02	2017/01/17	4,788.73
C PRETORIA, SS PHILADELPHIA, 426, 2	CONSTANTIA PARK	71	340 000	2016/11/02	2017/01/17	4,788.73
C PRETORIA, SS PHILADELPHIA, 426, 4	CONSTANTIA PARK	68	340 000	2016/11/02	2017/01/17	5,000.00
D PRETORIA, SS KOMMETJIE, 83, 7	CONSTANTIA PARK	128	1 300 000	2017/08/07	2017/11/30	10,156.25
D PRETORIA, SS KOMMETJIE, 83, 4	CONSTANTIA PARK	124	1 300 000	2017/03/10	2017/06/30	10,483.87

E	PRETORIA, SS BARNEY DUET, 152, 2	ERASMUSKLOOF	116	1 200 000	2016/04/18	2016/08/17	10,344.83
F	PRETORIA, SS ERAS 93, 283, 1	ERASMUSKLOOF	257	1 715 000	2015/10/12	2016/05/13	6,673.15
C	PRETORIA, SS PHILADELPHIA, 426, 3	CONSTANTIA PARK	71	365 000	2015/08/18	2015/11/12	5,140.85
D	PRETORIA, SS KOMMETJIE, 83, 5	CONSTANTIA PARK	126	850 000	2016/03/03	2016/05/03	6,746.03
B	PRETORIA, SS CONSTANTIA HOEK, 82, 8	CONSTANTIA PARK	154	1 395 000	2015/09/11	2015/12/15	9,058.44
G	PRETORIA, SS SUNDOWN ESTATE, 958, 11	ERASMUSKLOOF	172	1 510 000	2017/06/26	2017/10/24	8,779.07
B	PRETORIA, SS CONSTANTIA HOEK, 82, 10	CONSTANTIA PARK	154	1 240 000	2015/07/26	2015/09/17	8,051.95
H	PRETORIA, SS ERF 1/103 CONSTANTIA PARK, 135, 2	CONSTANTIA PARK	190	1 685 000	2016/08/13	2016/10/28	8,868.42

SALES PENDING REGISTRATION

	Scheme, Unit	Suburb	Size (m ²)	Sales Price (R)	R/m2
A	PRETORIA, SS ERF 347 ERASMUSKLOOF, 295, 2	ERASMUSKLOOF	117	600 000	5,128.21
B	PRETORIA, SS BEVERLY HILLS, 28, 35	ERASMUSKLOOF	181	1 670 000	9,226.52
C	PRETORIA, SS 2/685 ERASMUSKLOOF, 442, 2	ERASMUSKLOOF	233	2 900 000	12,446.35
D	PRETORIA, SS ERAS 381, 637, 1	ERASMUSKLOOF	151	1 520 000	10,066.23
E	PRETORIA, SS LOISVILLA, 386, 14	ERASMUSKLOOF	67	600 000	8,955.22
E	PRETORIA, SS LOISVILLA, 386, 4	ERASMUSKLOOF	98	860 000	8,775.51
E	PRETORIA, SS LOISVILLA, 386, 3	ERASMUSKLOOF	67	720 000	10,746.27
F	PRETORIA, SS TUSCANY, 229, 11	ERASMUSKLOOF	65	-	-
G	PRETORIA, SS ERASMUSKLOOF 242, 354, 1	ERASMUSKLOOF	135	1 150 000	8,518.52
H	PRETORIA, SS ERASMUS 426, 504, 2	ERASMUSKLOOF	130	-	-
I	PRETORIA, SS NAMIB, 236, 28	ERASMUSKLOOF	85	-	-
J	PRETORIA, SS LA CASTELLO, 534, 20	ERASMUSKLOOF	110	800 000	7,272.73
K	PRETORIA, SS PRIESKA PARK, 1040, 17	ERASMUSKLOOF	137	-	-
L	PRETORIA, SS KEISIE 480, 43, 1	ERASMUSKLOOF	167	1 500 000	8,982.04
M	PRETORIA, SS WATERKLOOF GLEN 274, 980, 1	WATERKLOOF GLEN	289	2 530 000	8,754.33

Owner Information

This section contains information about the registered owner.

WILLEM LUKAS GROBLER

Owner type	PRIVATE PERSON	Title deed	ST94990/2017
ID number	800318***	Purchase date	2017/09/18
Share	50%	Purchase price	2 700 000
		Registration date	2017/12/15

LYNNE BISSCHOFF

Owner type	PRIVATE PERSON	Title deed	ST94990/2017
ID number	810720***	Purchase date	2017/09/18
Share	50%	Purchase price	2 700 000
		Registration date	2017/12/15

Bonds and Other Endorsements

This section displays bonds and other endorsements registered against the property.

DOCUMENT SK1580/2011S

Holder	CUPIDO IOLANDA MARGHERITA	Amount	-
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DOCUMENT SB53869/2017

Holder	S B GUARANTEE CO (RF) PTY LTD	Amount	2 350 000
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Transfer History

This section displays details of the most recent transfers that took place.

DOCUMENT ST94990/2017

Buyer	BISSCHOFF LYNNE, GROBLER WILLEM LUKAS	Title deed	ST94990/2017
Seller	CANOSA ROSSELLA	Bond number	-
Registration date	2017/12/15	Bond amount	-
Purchase date	2017/09/18	Bond holder	-
Purchase price	2 700 000		

DOCUMENT ST22749/2011

Buyer	CANOSA ROSSELLA	Title deed	ST22749/2011
Seller	CUPIDO ALDO FRANCESCO CARMELO	Bond number	-
Registration date	2011/04/15	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	-		

DOCUMENT SK1580/2011S

Buyer	-	Title deed	SK1580/2011S
Seller	-	Bond number	-
Registration date	2011/04/15	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	-		

DOCUMENT ST382-1/1998

Buyer	-	Title deed	ST382-1/1998
Seller	-	Bond number	-
Registration date	1998/06/03	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	-		

Property History

Historic transactions relating to the property (e.g. bonds, transfers and other endorsements).

DOCUMENT ST22749/2011

Owner	CANOSA ROSSELLA	Amount	-
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DOCUMENT ST382-1/1998

Owner	CUPIDO ALDO FRANCESCO CARMELO	Amount	-
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Amenities

A list of some of the places of interest and convenience closest to the property.

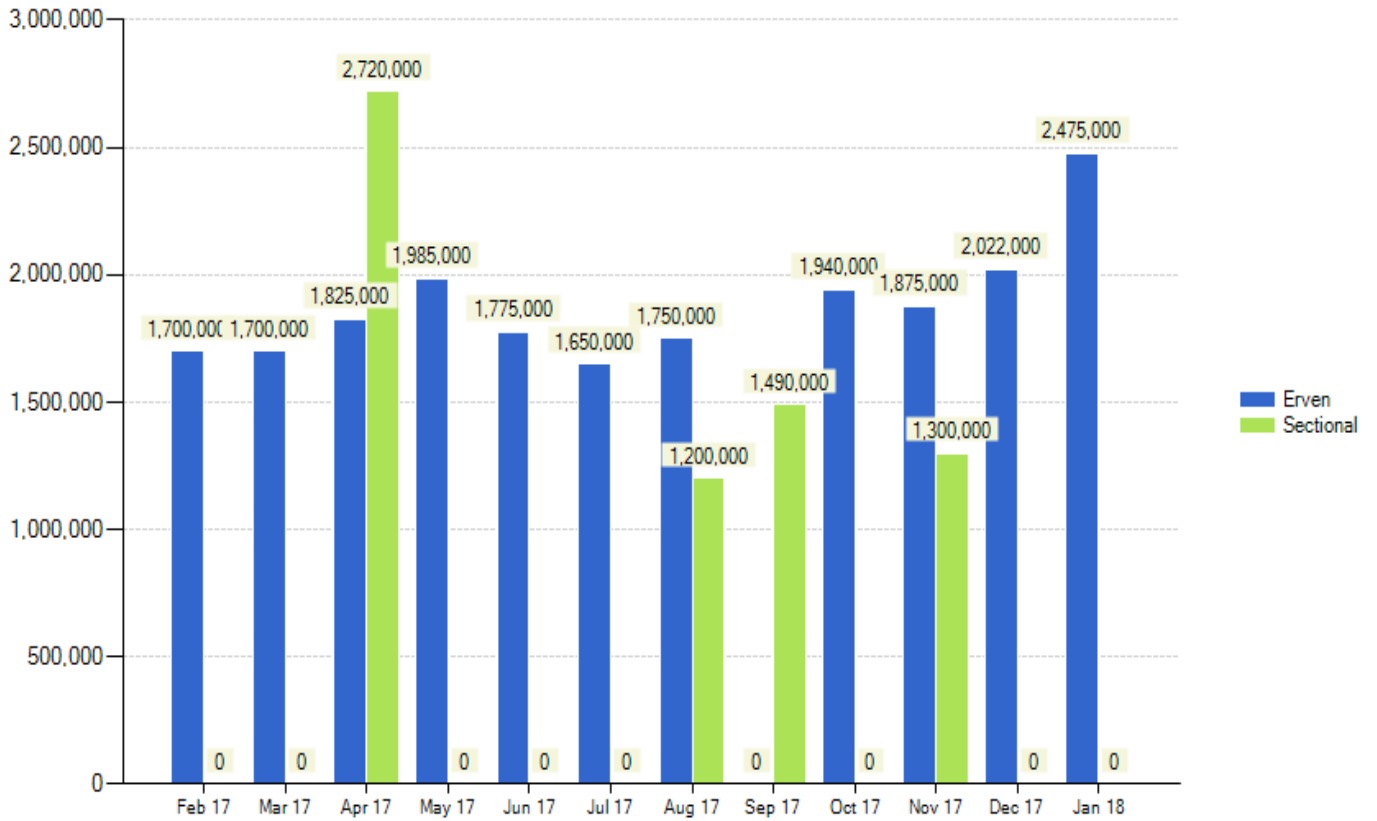
Name	Type	Distance (km)
CALTEX	TRANSPORT AND PUBLIC SERVICES	0.30
DUO EDU SENIORONAFHANKLIKE SKOOL	EDUCATION	0.43
LAERSKOOL CONSTANTIAPARK	EDUCATION	0.80
ENGEN	TRANSPORT AND PUBLIC SERVICES	0.85
COCO	FOOD AND ENTERTAINMENT	0.86

LINK	HEALTH	0.88
BIG AL'S	FOOD AND ENTERTAINMENT	0.92
GREENFIELDS	FOOD AND ENTERTAINMENT	0.92
BARCELOS	FOOD AND ENTERTAINMENT	0.94
POSTNET	TRANSPORT AND PUBLIC SERVICES	0.94
D'CADENCE	FOOD AND ENTERTAINMENT	0.96
PIZZA PERFECT	FOOD AND ENTERTAINMENT	1.01
STANDARD	SHOPPING	1.04
NEDBANK	SHOPPING	1.07
NG MORELETA PARK	TRANSPORT AND PUBLIC SERVICES	1.11
KLOOF HOSPITAL	HEALTH	1.24
BP	TRANSPORT AND PUBLIC SERVICES	1.42
ABSA	SHOPPING	1.42
MICHAEL'S	FOOD AND ENTERTAINMENT	1.43
JASMINE PLACE	FOOD AND ENTERTAINMENT	1.46
GTL	TRANSPORT AND PUBLIC SERVICES	1.47
PHARMACROSS	HEALTH	1.50
SCOOTERS	FOOD AND ENTERTAINMENT	1.53
XING WAH	FOOD AND ENTERTAINMENT	1.54
HATFIELD CHRISTIAN SCHOOL	EDUCATION	1.56
GARSTKLOOF NATURE AREA	SPORTS AND LEISURE	1.60
RADEMEYERS	FOOD AND ENTERTAINMENT	1.60
HATFIELD	TRANSPORT AND PUBLIC SERVICES	1.69
GLENSTANTIA PRIMARY SCHOOL	EDUCATION	1.69
CARPE DIEM ACADEMY	EDUCATION	1.86

Monthly Suburb Trends

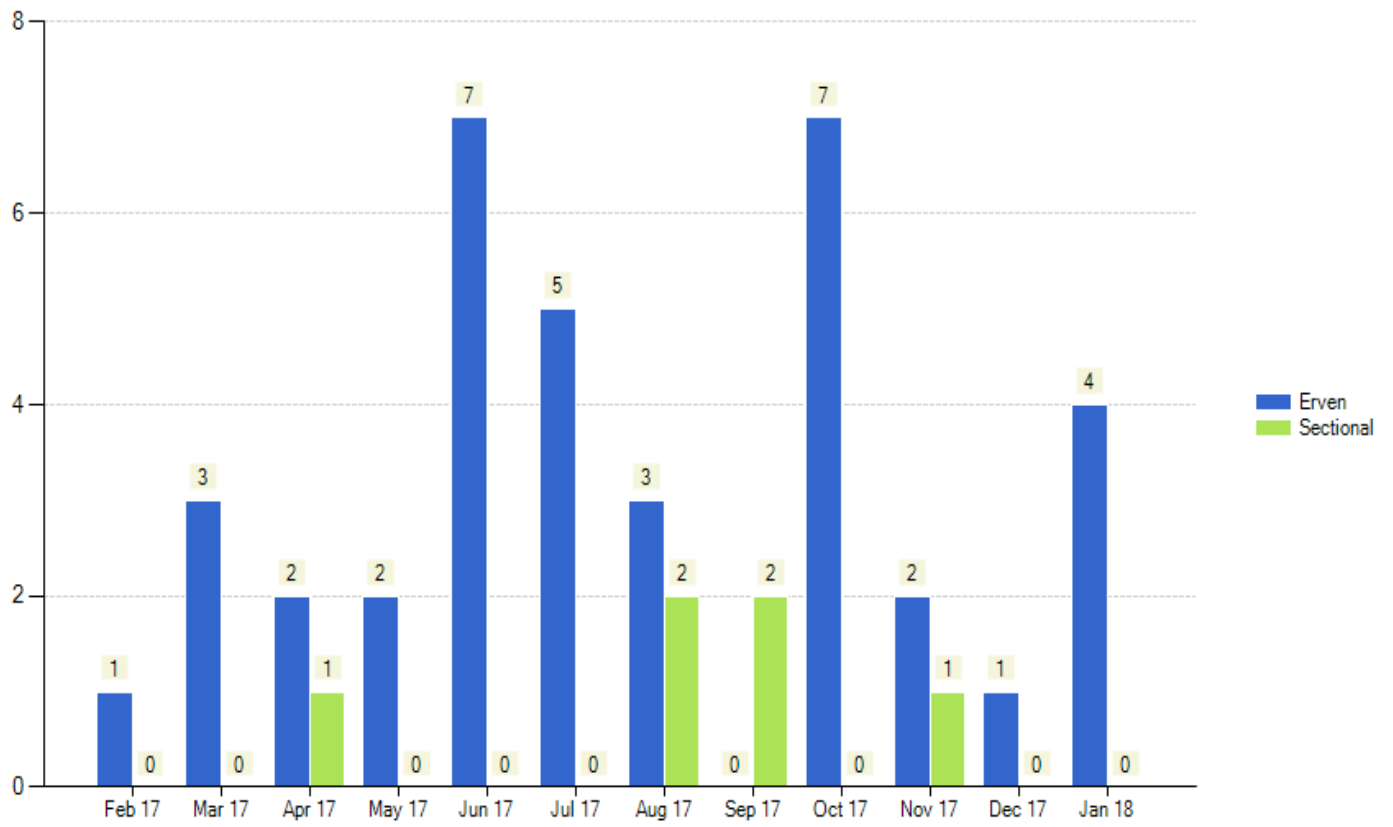
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

AVERAGE PRICE



	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
Feb 17	1 700 000	-	-	-
Mar 17	1 700 000	-	-	-
Apr 17	1 825 000	2 720 000	-	-
May 17	1 985 000	-	-	-
Jun 17	1 775 000	-	-	-
Jul 17	1 650 000	-	-	-
Aug 17	1 750 000	1 200 000	-	-
Sep 17	-	1 490 000	-	-
Oct 17	1 940 000	-	-	-
Nov 17	1 875 000	1 300 000	-	-
Dec 17	2 022 000	-	-	-
Jan 18	2 475 000	-	-	-

NUMBER OF SALES

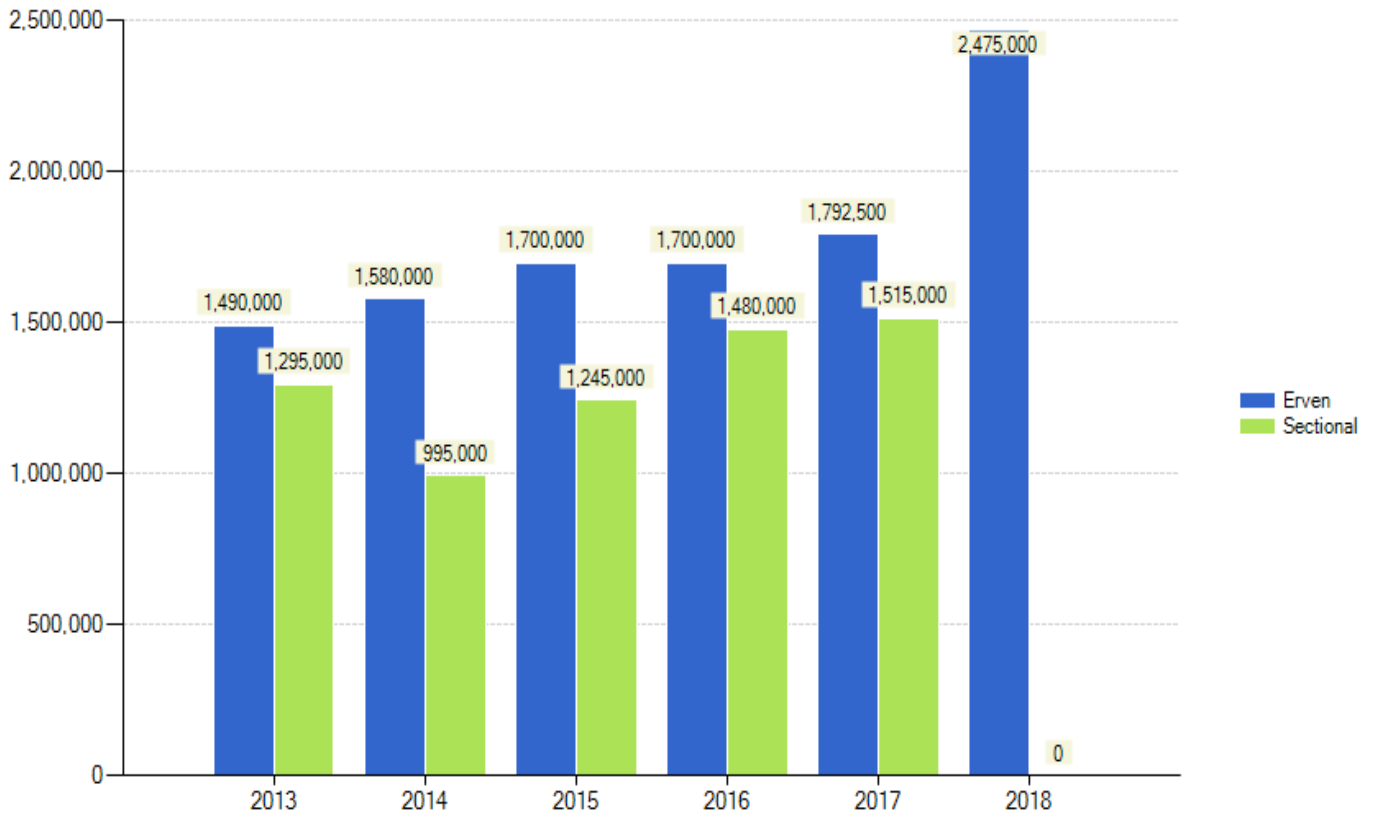


	Erven	Sectional	Farms	Agricultural Holdings
Feb 17	1	-	-	-
Mar 17	3	-	-	-
Apr 17	2	1	-	-
May 17	2	-	-	-
Jun 17	7	-	-	-
Jul 17	5	-	-	-
Aug 17	3	2	-	-
Sep 17	-	2	-	-
Oct 17	7	-	-	-
Nov 17	2	1	-	-
Dec 17	1	-	-	-
Jan 18	4	-	-	-

Annual Suburb Trends

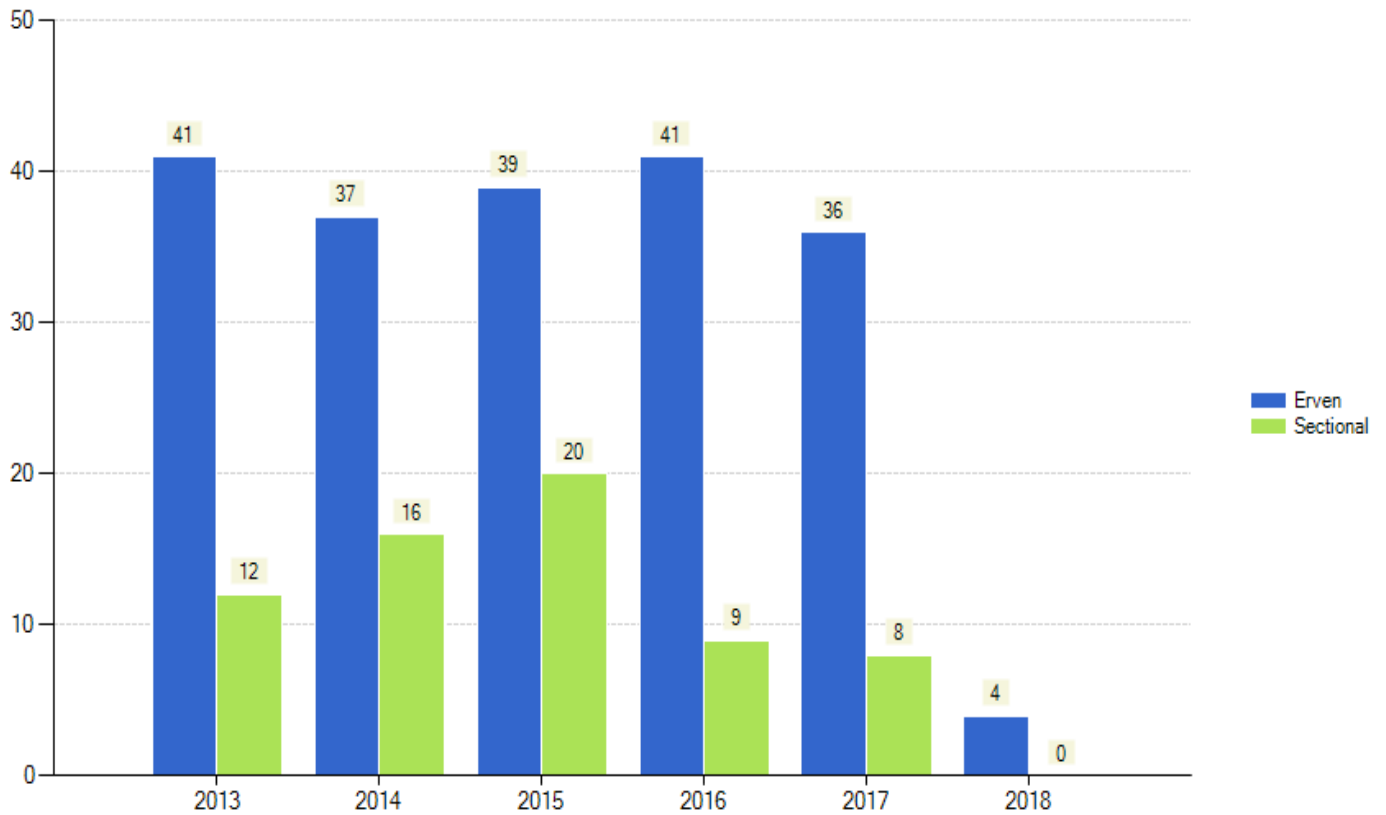
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

AVERAGE PRICE



	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2013	1 490 000	1 295 000	-	-
2014	1 580 000	995 000	-	-
2015	1 700 000	1 245 000	-	-
2016	1 700 000	1 480 000	-	-
2017	1 792 500	1 515 000	-	-
2018	2 475 000	-	-	-

NUMBER OF SALES



	Erven	Sectional	Farms	Agricultural Holdings
2 013	41	12	-	-
2 014	37	16	-	-
2 015	39	20	-	-
2 016	41	9	-	-
2 017	36	8	-	-
2 018	4	-	-	-

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