

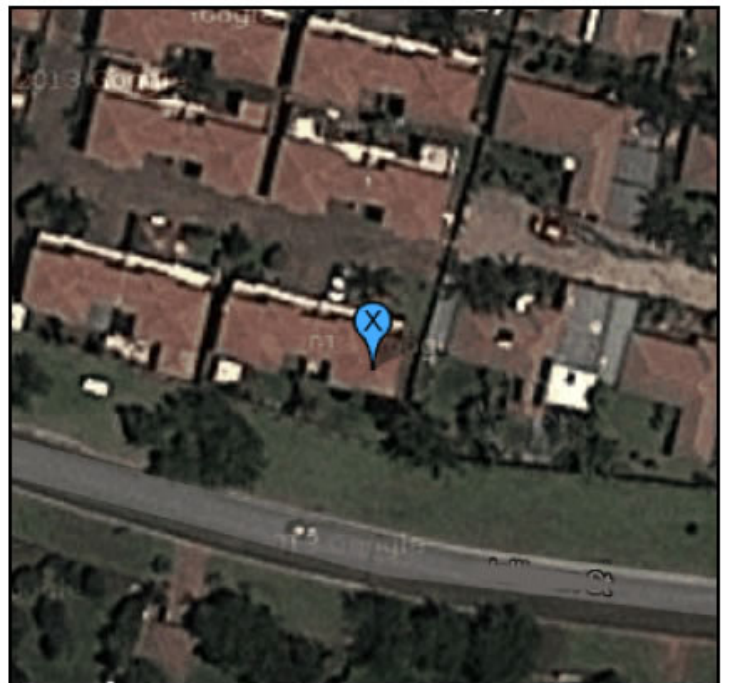
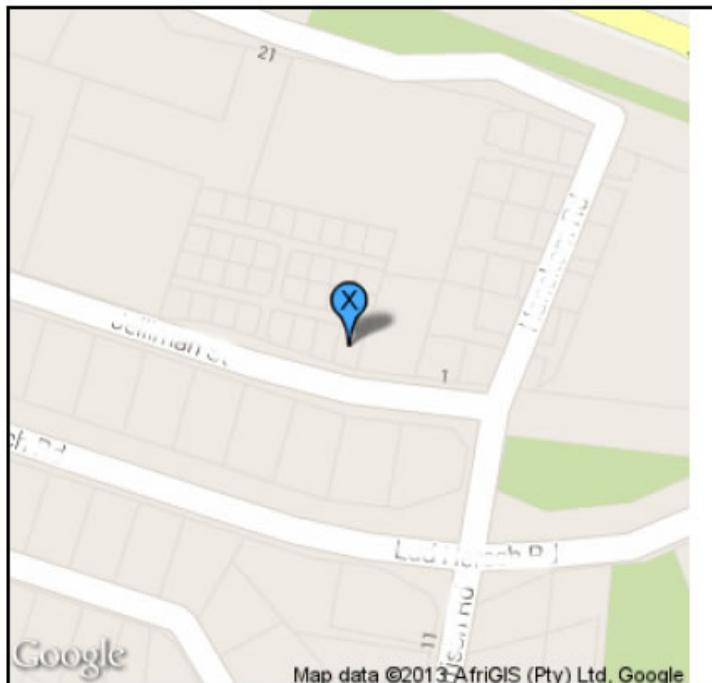
Property Report

Property Information

Erf / Portion:	3598 / 8	Address:	26 Jeffreyan St
Extend (Size):	303.00 m ²	Deeds Suburb:	Noordheuwel Ext 4
Property Type:	MONT SERROT VILLAS (C)	Tivvit Suburb:	Noordheuwel
Coordinates:	-26.090099075, 27.8162450151	Town & Province:	Krugersdorp, Gauteng
Municipality:	MOGALE CITY	Zoning:	Residential
Valuation Value:	R 790,000	Valuation Date:	
Legal Name:	Portion 8 of Erf 2598, NOORDHEUWEL, EXT 4	SGID:	T0IQ02730000359800008
Sec Title No:		Unit:	0

Transfer Information

Title Deed No.:	T29596/2011	Old Title Deed No.:	T87376/2002
Last Sold Price:	R 1,190,000	Last Sold Date:	2011-02-25
Title Deed Fee:	R 0	Last Transfer Date:	2011-08-29
Bulk Purch Amt:	R 0	Bulk Count:	0
Transfer Ref.:		Additional Desc:	
Deeds Office:	JOHANNESBURG	Exempt:	
Attorney Firm No:		Attorney File No:	
Trans. Extent:	303.00 m ²	Remainder:	
Bond Holder:		Bond Number:	B15725/2002
Bond Amount:	R 7,200,000	Date Captured:	2011-09-08



Buyer Information

ID Number	Buyer Name	Buyer Status	Share	Type
7364234020089	MARLISE EKSTEEN	UNMARRIED		Private Person

Seller Information

ID Number	Seller Name	Seller Status	Type
2102197708623	OLD TOWN INV 723 CC		Close Corporation

Transfer History (up to last 10 transfers)

Registered	Amount	Title Deed	Size	Buyer	Seller
2011-08-29	R1,190,000	T29596/2011	303 m ²	MARLISE EKSTEEN	OLD TOWN INV 723 CC
2002-12-04	R421,000	T87378/2002	303 m ²	OLD TOWN INV 723 CC	ERF 321 DP HOUSE CC

Bonds on Property

Bond Holder	Bond Number	Bond Owner Name	Bond Amount	Registration Date
	B15725/2002	Initial Bond	R7,200,000	2011-08-29

Endorsments on Property

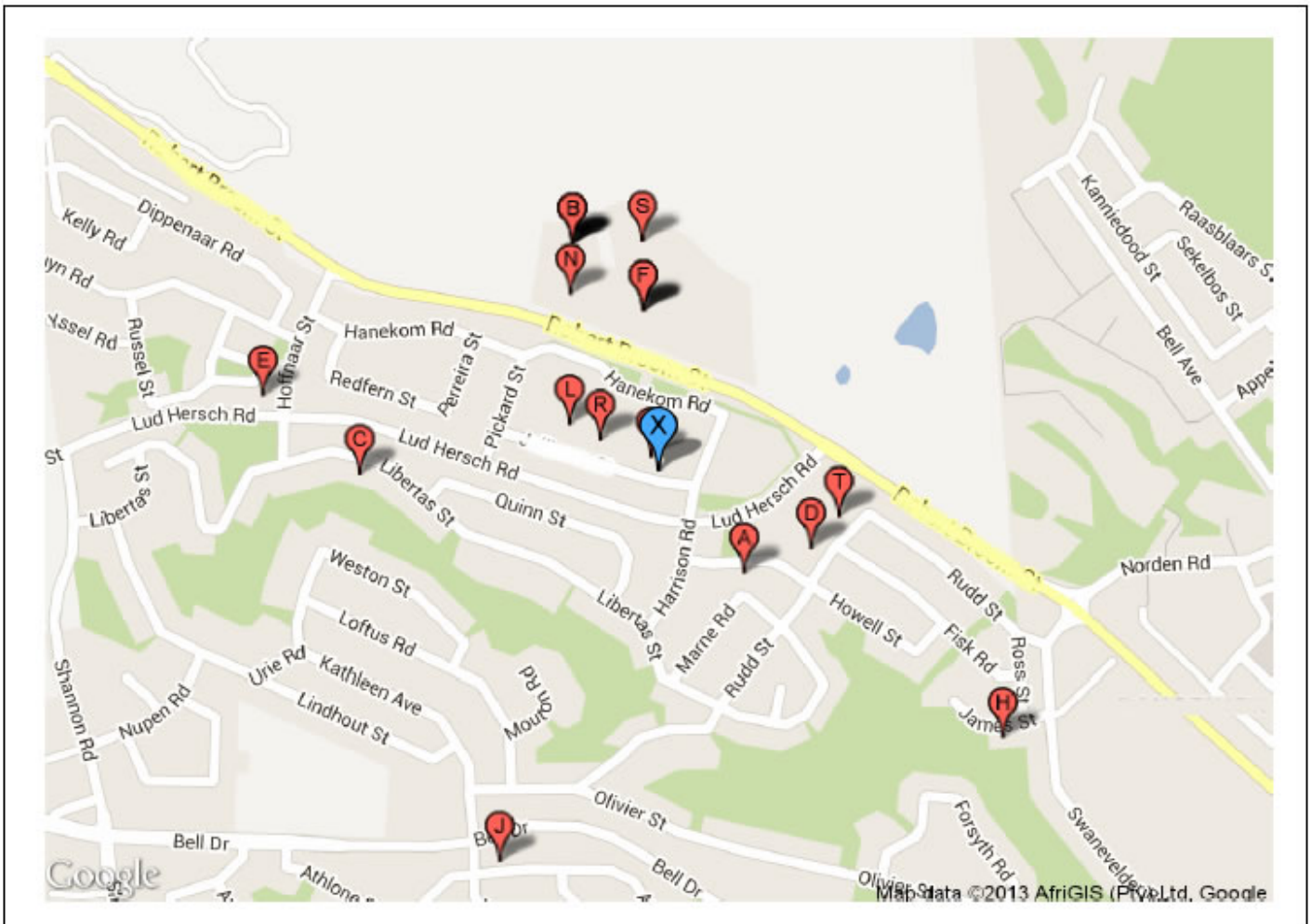
No endorsments found on this property

Street Summary (Last 10 sales in the street)

No	Erf	Address	Name	Unit	Date Reg	Amount	Extent	m ²	Dist
1	3565/0	38 JELLMAN STREET	BARCELONA VILLAS	12	2013-06-07	R575,000	77 m ²	R7,468	0.22
2	3598/11	28 JELLMAN ST	MONT SERROT VILLAS		2013-05-30	R880,000	170 m ²	R5,176	0.03
3	815/0	30 JELLMAN STREET	VILLA CASA BLANCA	12	2013-05-20	R630,000	80 m ²	R7,875	0.15
4	3565/0	38 JELLMAN STREET	BARCELONA VILLAS	26	2013-03-04	R830,000	128 m ²	R6,484	0.22
5	3598/6	28 JELLMAN ST	MONT SERROT VILLAS		2013-01-31	R1,150,000	251 m ²	R4,582	0.03
6	3598/2	32 JELLMAN ST	MONT SERROT VILLAS		2013-01-30	R1,080,000	202 m ²	R5,347	0.08
7	815/0	30 JELLMAN STREET	VILLA CASA BLANCA	19	2013-01-17	R658,000	80 m ²	R8,225	0.15
8	815/0	30 JELLMAN STREET	VILLA CASA BLANCA	5	2012-12-11	R575,000	81 m ²	R7,099	0.15
9	3598/30	30 JELLMAN ST	MONT SERROT VILLAS		2012-11-30	R940,000	200 m ²	R4,700	0.09
10	3598/15	32 JELLMAN ST	MONT SERROT VILLAS		2012-10-26	R850,000	185 m ²	R4,595	0.09

Last 20 Sales within 1 Km Radius

No	Erf	Address	Name	Unit	Date Reg	Amount	Extent	m ²	Dist
A	3392/0	19 BELLEVUE STREET	Full Title		2013-07-11	R1,150,000	900 m ²	1278	0.3
B	8/0	Robert Brown Street	PEBBLE CREEK	37	2013-07-11	R689,000	118 m ²	5839	0.54
C	1000/0	91 LISBERTAS STREET	Full Title		2013-07-10	R1,450,000	1250 m ²	1160	0.67
D	3321/3	08 QUAD 3, 44	ILABELLA	30	2013-06-28	R650,000	93 m ²	6989	0.38
E	750/0	30100 PRELIMENT	Full Title		2013-06-27	R1,265,000	1432 m ²	883	0.9
F	2/0	Robert Brown Street	PROTEA HEIGHTS	7	2013-06-27	R650,000	70 m ²	9286	0.36
G	8/0	Robert Brown Street	PEBBLE CREEK	16	2013-06-26	R750,000	160 m ²	4688	0.54
H	3539/0	6 JAMES STREET	Full Title		2013-06-24	R1,580,000	946 m ²	1670	0.97
I	8/0	Robert Brown Street	PEBBLE CREEK	3	2013-06-21	R740,000	118 m ²	6271	0.54
J	1239/0	46 ASPEN DRIVE ROAD	Full Title		2013-06-18	R1,060,000	1000 m ²	1060	0.94
K	2/0	Robert Brown Street	PROTEA HEIGHTS	36	2013-06-14	R465,000	65 m ²	7154	0.36
L	3565/0	28 DELLMAN STREET	BARCELONA VILLAS	12	2013-06-07	R575,000	77 m ²	7468	0.22
M	8/0	Robert Brown Street	PEBBLE CREEK	49	2013-06-03	R555,000	118 m ²	4703	0.54
N	1/0	Robert Brown Street	ALOE RIDGE	1	2013-05-31	R710,000	132 m ²	5379	0.44
O	3598/11	18 DELLMAN ST	MONT SERROT VILLAS		2013-05-30	R880,000	170 m ²	5176	0.03
P	8/0	Robert Brown Street	PEBBLE CREEK	13	2013-05-30	R630,000	95 m ²	6632	0.54
Q	2/0	Robert Brown Street	PROTEA HEIGHTS	29	2013-05-28	R480,000	65 m ²	7385	0.36
R	815/0	20 DELLMAN STREET	VILLA CASA BLANCA	12	2013-05-20	R630,000	80 m ²	7875	0.15
S	7/0	Robert Brown Street	ROBINS NEST	1	2013-05-16	R535,000	66 m ²	8106	0.51
T	3321/2	08 QUAD 3, 44	TULLAHOMA	16	2013-05-15	R635,000	76 m ²	8355	0.42




Computerized Property Valuation

The "**Estimated Value**" comes from a sophisticated statistical calculation of values from various sources based on recent sales in the area. It should only be used as a **GUIDE** with other available information.

The **Safety Score** is the percentage of probability that the **Estimated Value** is reasonable and not over-inflated. This is useful to a financial institution to determine the risk involved in lending money. The closer to 100 the higher the safety.

The **Accuracy Score** is another indicator used by financial institutions to determine the value of a probability that the **Estimated Value** will be within 20% of the selling price. This is useful for financial institutions, buyers and sellers. The closer to 100 the higher the accuracy.

Expected High Value: 
 Expected Low Value: 
 Safety Score: 75%
 Accuracy Score: 80%.



Safety Score



Accuracy Score

Points of Interest up to 5 Km Radius

Category	Description	Distance
Emergency Services	Family Medical Centre	0.80
	Bell Street Hospital - Netcare	1.40
	Travel Clinic - MediCross	2.37
	Krugersdorp Blood Centre	2.47
Recreation	Spinning	1.61
	The Firm Slimming & Health Clinic	2.39
	Featherbrooke Estate - Clubhouse	2.59
	Noordheuwel Country Club	2.71
Schools	Hoërskool Noordheuwel	1.15
	School	1.33
	Krugersdorp High School	2.14
	Laerskool Kenmare	2.23
Services	Total - Robert Broom	0.31
	Total	1.07
	Shell - PNP Noordheuwel	1.53
	Sasol - Paardekraal	1.56
Shops/Entertainment	KFC - Noordheuwel Shopping Centre	0.21
	Link - Medi-Kruin Good Health Pharmacy - Noordheuwel Shopping Centre	0.22
	Friendly 7 Eleven - Noordheuwel Shopping Centre	0.23
	Steers - Noordheuwel Shopping Centre	0.23

Disclaimer

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