

The most comprehensive complex report available for the South African market

Complex Report

Generated by T P N

- 1 Complex Information
- 2 Complex Transactions
- 3 Complex Demographics
- 4 Complex Prices
- 5 Mortgage Bond Information

Complex Selected

The below section provides you with an overview of the complex this report is based on





Complex Details

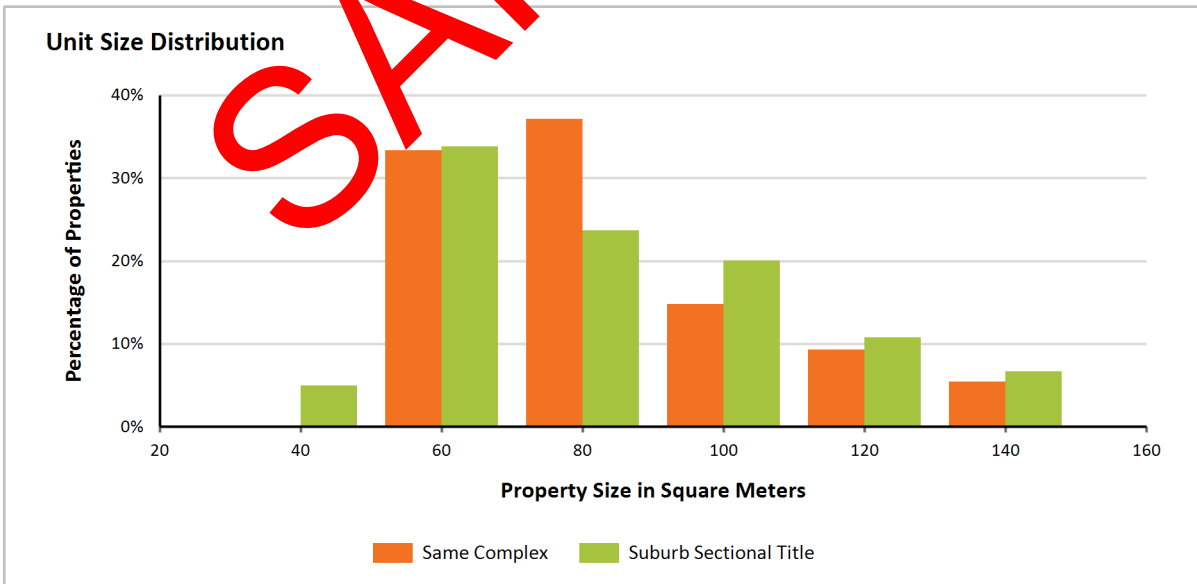
The below section provides you with the details of this complex

| | |
|-----------------|----------------------|
| Scheme Name | CHOBE SANDS |
| Scheme Number | ** /**** |
| Number Of Units | *** |
| Latitude | -26,0330795306 |
| Longitude | 27,9941548274 |
| Portion Number | 0 |
| Erf Number | 2059 |
| Street Address | 1 ALEXANDER AVENUE |
| Suburb | DOUGLASDALE EXT 102 |
| Town | SANDTON |
| Municipality | CITY OF JOHANNESBURG |



Unit Property Sizes

The below section provides you with the distribution of unit square meterage within the complex compared to the suburb





Complex Transactions

The below section provides you with deeds transactions within this complex.

| Date Purchased | Date Registered | Unit Number | Unit Size | Purchase Price | Title Deed Number |
|----------------|-----------------|-------------|-----------|----------------|-------------------|
| 2023-05-20 | 2023-11-01 | XX | XX | R451 500 | ST****/2023 |
| 2023-03-28 | 2023-06-14 | X2 | 76 | R677 000 | ST*****1/2023 |
| 2023-02-04 | 2023-04-24 | 1XX | 7X | R700 000 | ST****/2023 |
| 2023-01-21 | 2023-03-31 | 1XX | 118 | R1 100 000 | ST****/2023 |
| 2022-12-11 | 2023-02-27 | X0 | 58 | R700 000 | ST****/2023 |
| 2022-08-18 | 2023-01-13 | XX1 | 111 | R1 175 000 | ST****/2023 |
| 2022-09-05 | 2022-12-19 | 1X9 | 58 | R665 000 | ST***/2022 |
| 2022-10-12 | 2022-12-14 | X8 | 111 | R950 000 | ST****/2022 |
| 2022-07-25 | 2022-12-14 | 1X2 | 52 | R635 000 | ST****/2022 |
| 2022-08-15 | 2022-11-14 | 8X | 69 | R885 000 | ST****/2022 |
| 2022-05-12 | 2022-10-17 | 16X | | R700 000 | ST*****/2022 |
| 2022-05-25 | 2022-10-12 | 1X4 | 86 | R830 000 | ST*****/2022 |
| 2022-08-10 | 2022-09-21 | X40 | | R675 000 | ST*****/2022 |
| 2022-06-27 | 2022-08-31 | 6X | 101 | R890 000 | ST*****/2022 |
| 2022-04-22 | 2022-08-18 | 1X8 | 71 | R700 000 | ST****/2022 |
| 2022-06-14 | 2022-08-12 | X8 | 118 | R1 100 000 | ST****/2022 |
| 2022-04-28 | 2022-06-29 | 1X3 | 52 | R690 000 | ST*****/2022 |
| 2022-03-05 | 2022-05-31 | 9X | 92 | R1 150 000 | ST*****/2022 |
| 2021-12-19 | 2022-03-22 | | 102 | R1 150 000 | ST*****/2022 |
| 2021-11-19 | 2022-02-14 | X5 | 86 | R900 000 | ST*****/2022 |
| 2021-10-19 | 2022-02-04 | 2X | 86 | R930 000 | ST*****/2022 |
| 2021-10-04 | 2022-02-03 | X2 | 77 | R885 000 | ST****/2022 |
| 2020-11-25 | 2021-11-03 | 1X5 | 79 | R920 000 | ST****/2021 |
| 2021-06-21 | 2021-11-19 | X5 | 111 | R1 000 000 | ST*****/2021 |
| 2021-06-01 | 2021-10-08 | 5X | 52 | R685 000 | ST*****/2021 |
| 2021-03-22 | 2021-07-27 | XX2 | 58 | R700 000 | ST****/2021 |
| 2021-04-21 | 2021-07-20 | 1X1 | 52 | R690 000 | ST*****/2021 |
| 2021-04-16 | 2021-07-16 | X2 | 89 | R970 000 | ST****/2021 |
| 2021-03-23 | 2021-05-26 | 1X1 | 69 | R790 000 | ST****/2021 |
| 2021-02-15 | 2021-04-30 | 1X1 | 52 | R850 000 | ST****/2021 |
| 2021-02-08 | 2021-04-29 | 1X4 | 52 | R600 000 | ST****2021 |
| 2020-11-26 | 2021-03-19 | 16X | 118 | R1 065 000 | ST****/2021 |
| 2020-12-18 | 2021-03-18 | 1X8 | 86 | R850 000 | ST****/2021 |
| 2020-10-05 | 2021-03-04 | X6 | 111 | R1 080 000 | ST****/2021 |
| 2020-10-27 | 2021-02-11 | XX6 | 89 | R1 000 000 | ST****/2021 |

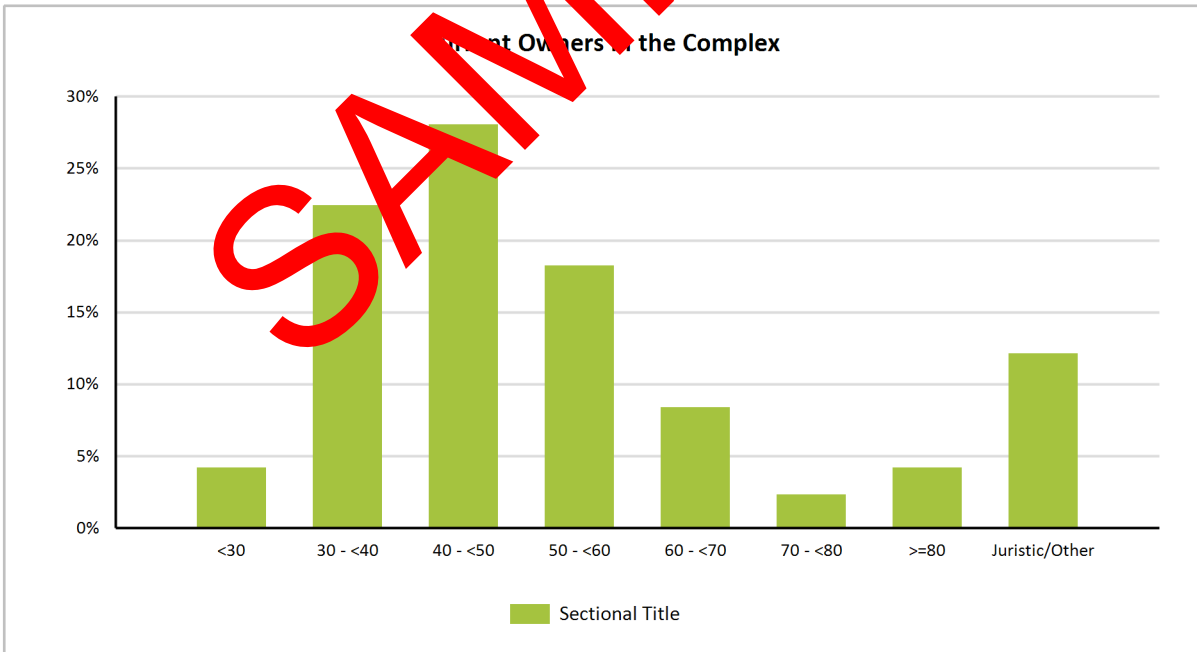


Complex Demographics

The below section provides you with insight to the age of buyers and sellers within the complex



Source: Deeds Office

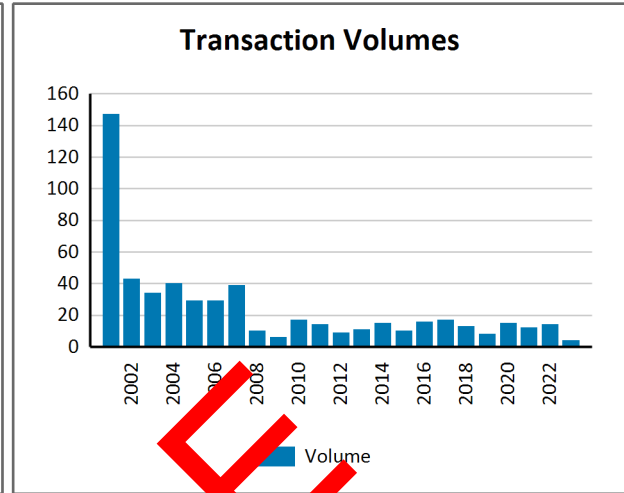
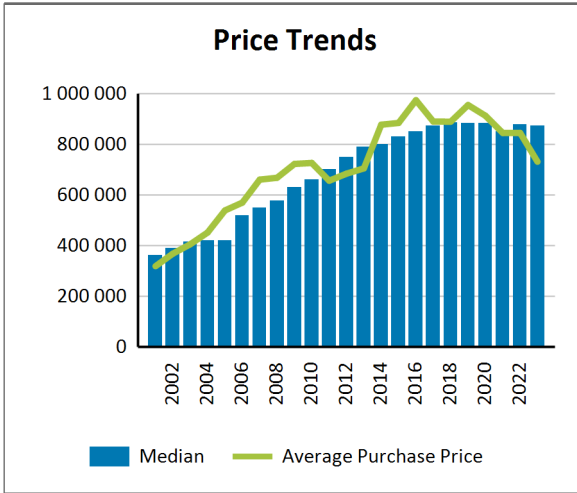


Source: Deeds Office



Complex Price Trends

The section below provides you with an indication of price and volume trends within the complex

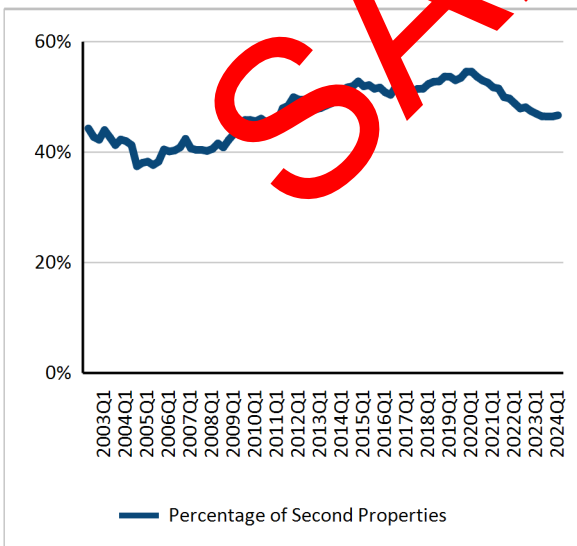


Source: Deeds Office

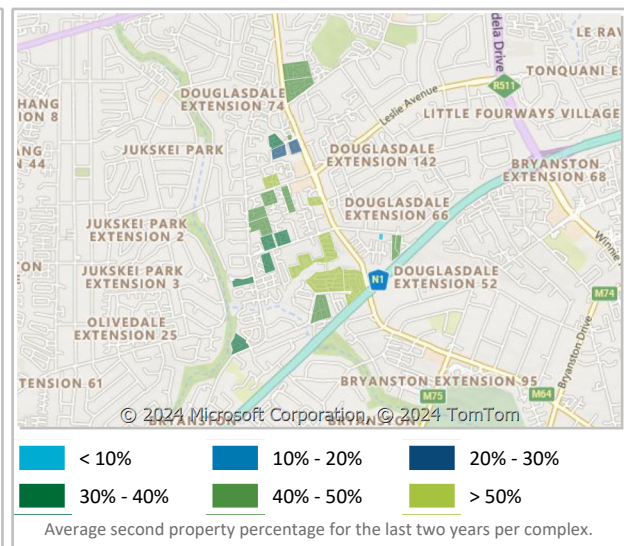


Investment Properties

The below section provides you with an estimated percentage of investment properties within this complex at a given point in time



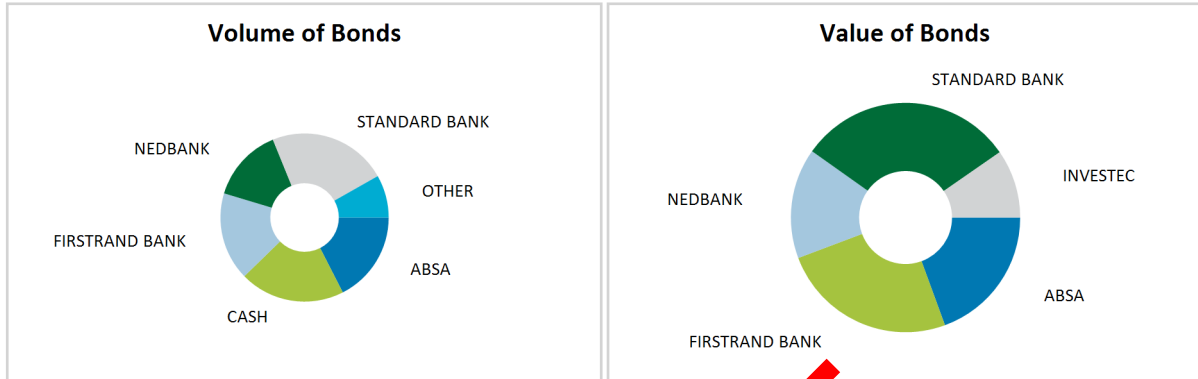
Source: Deeds Office





Bond Information

The below section provides you with bonds registered within this complex.



| Financier | Number Of Bonds | Percentage Of Volume | Value Of Bonds | Percentage Of Value |
|----------------------|-----------------|----------------------|----------------|---------------------|
| STANDARD BANK LTD | 42 | 22,95% | R 35 192 | 30,54% |
| FIRSTSTRAND BANK LTD | 31 | 16,94% | R25 520 000 | 24,85% |
| ABSA BANK LTD | 32 | 17,49% | R19 946 500 | 19,41% |
| NEDBANK LTD | 26 | 14,00% | R 9 977 693 | 15,55% |
| INVESTEC BANK LTD | 7 | 3,72% | R5 325 000 | 5,18% |
| SA HOME LOANS | 4 | 2,19% | R2 940 000 | 2,86% |
| OTHER | 4 | 2,19% | R1 650 000 | 1,61% |
| CASH | 37 | 20,22% | | |
| TOTAL | 183 | 100,00% | R102 739 385 | 100,00% |



Disclaimer

Please take note of the following important information regarding TPN Group (Pty) Ltd, a registered Credit Bureau under NCR Registration Number NCRCB08, together with its affiliates, shareholders, directors, agents, consultants or employees (collectively, "TPN"):

1. Although TPN has used all reasonable endeavours to provide accurate information (including but not limited to statistical calculations, data and graphs) in this report and on the TPN website ("the Information"), TPN does not warrant that the Information is at all times accurate, up-to-date, relevant and complete. The Information has been compiled from publicly available sources and data collected and published by TPN. As such, the Information is deemed to be correct at the time of compilation and no warranty of any kind, whether expressed or implied, is given by TPN regarding the accuracy of the Information. Use of and reliance on the Information is entirely at your own risk and you agree to assume full responsibility for any risk, damage or loss which may arise as a result of the use or non-use of the Information, or the reliance by you or any third party on the Information to make any decision or take any action whatsoever.
2. TPN shall not accept any liability for any risk, damage or loss whatsoever, including, without limitation, any direct, indirect, special, incidental, consequential or punitive damages or damages related to loss of profit, business interruption or the loss of data or information, whether arising out of contract, statute, delict or otherwise and regardless of whether TPN expressly advised of the possibility of such risk, loss or damage. You expressly indemnify TPN in this regard.
3. Without derogating from the generality of the above, TPN will not be liable for:
 - a. any property, financial or investment – related decisions made by you or any third party on the basis of the Information and, as such, the TPN website and reports do not constitute professional advice and should not be construed as such;
 - b. any failure by you to obtain appropriate professional advice before proceeding with any financial, property or investment - related decision; or
 - c. any event which is beyond TPN's reasonable control.
4. TPN is the owner of the copyright in and to this report and TPN grants you a non-exclusive, limited licence to access this report for personal use only. You are not permitted to reproduce, publish, adapt or sell this report, or any copy of it, or to use this report for any other purpose, without the prior written consent of TPN.
5. TPN regards your privacy as important and will take reasonable steps to ensure that, if you have subscribed to TPN, your personal details will remain confidential.
6. TPN reserves the right to make any changes, modifications, additions, deletions and corrections that it deems necessary in the circumstances, at any time and without prior notice to you.