

The most comprehensive property report available for the South African market

Property Valuation Report

Generated by T P N

- 1 Property Information
- 2 Comparable Sales
- 3 Area Demographics
- 4 Area Prices
- 5 Area Rentals

Property Selected

23 ST JAMESON RD, BRYDALE, GERMISTON





Property Characteristics

The below section provides you with the known characteristics for this property

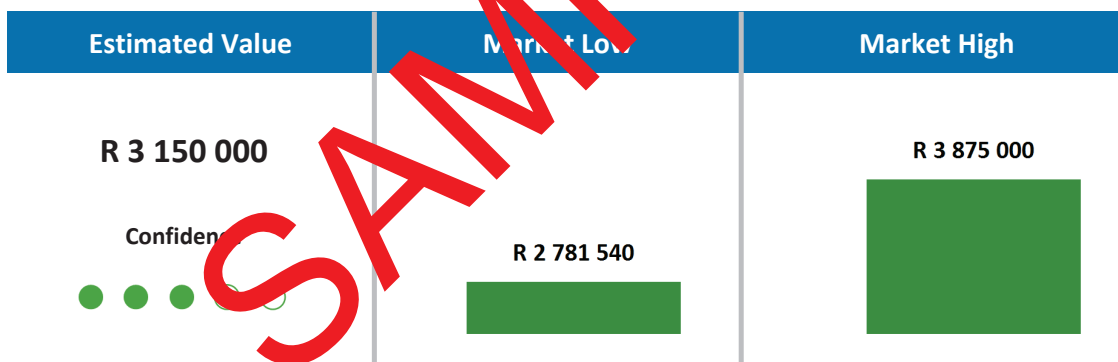
SG Code	TOIR01140000154600001
Property Description	PORTION 1, ERF 1546, BRYDALE, GAUTENG 23
Property Address	ST JAMESON RD, BRYDALE, GERMINSTON
Property Type	FULL TITLE
Stand Size	2043 [sqm]
Longitude	28,0367417658
Latitude	-26,0572201365
Valuation Zoning	RESIDENTIAL



Property Value

The below section provides you with the estimated value of the property. This value is a statistically calculated value based on various sources of information. This value is to be used as an indication only as it does not explicitly take into account the condition or structure of the property.

The confidence level indicates to what level of certainty these values can be relied upon.





Transaction History

The below section provides you with the transaction history for this property

Date	Buyer Name	Buyer ID	Type	Amount	Title Deed No
2023-10-24	BUYER NAME MASKED FOR SAMPLE	781xxxxxxxx80 83xxxxxxxx84	Transfer	R3 150 000	T65577/2023
2018-07-01			Council Valuation	R4 849 000	
2014-05-15	BUYER NAME MASKED FOR SAMPLE	580xxxxxxxx83 620xxxxxxxx88	Transfer		T35227/2014



Bond Information

The below section provides you with the bond history for this property

Bond Registration Date	Bond Amount	Bond Number	Institution
2023-10-24	R 3 050 000	B47832/2023	IRSTRAND BANK LTD
2014-05-15		K2881/2014	

SAMPLE

Comparable Sales

The below section provides you with comparable sales around this property

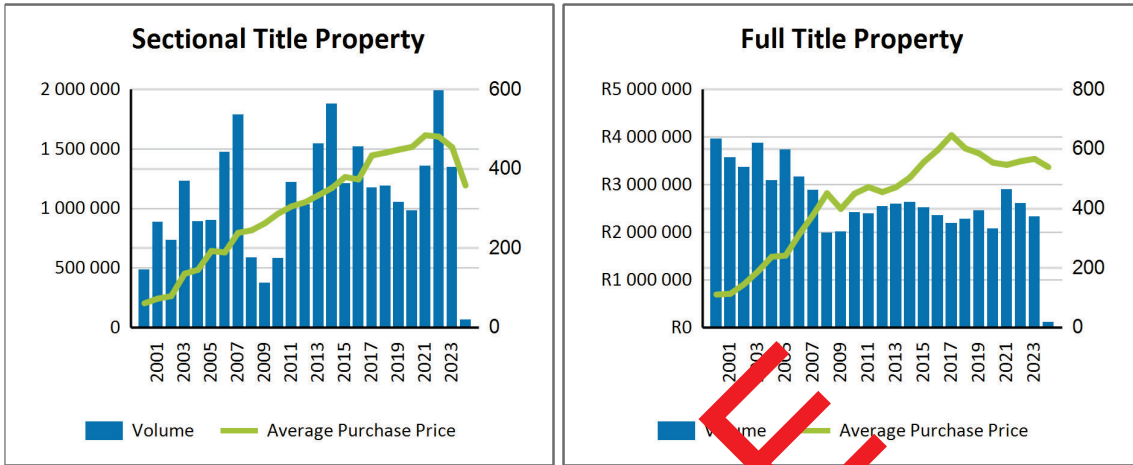


ID	Street Address	Erf	Portion	Property Size (sqm)	Purchase Date	Purchase Price (R)
1	99 WILTON AVENUE	1098	0	3960	2023-10-06	3 700 000
2	100 ECCLESTON CRESCENT	1092	0	2367	2023-06-21	9 000 000
3	23 ST JAMES CRESCENT	1546	1	2043	2023-06-08	3 150 000
4	4 BAKER STREET	1587	0	4662	2023-03-21	5 200 000
5	6 HANS CRESCENT	1793	2	1473	2023-01-30	2 400 000
6	36 NTUTHUKO STREET	1084	3	3000	2023-01-26	6 500 000
7	66D ECCLESTON CRESCENT	1083	1	1541	2022-12-17	9 200 000
8	1 ASH STREET	1650	1	1608	2022-02-04	4 400 000
9	48A WILTON AVENUE	1540	1	1520	2021-12-07	2 300 000
10	30A WESTBOURNE ROAD	1908	1	1447	2021-11-10	7 700 000
11	63A CHESTERFIELD ROAD	1793	1	1477	2021-08-11	2 800 000
12	24 ST JAMES CRESCENT	1641	0	2123	2021-05-19	3 500 000
13	6 HANS CRESCENT	1793	2	1473	2021-04-21	2 200 000
14	91 WILTON AVENUE	1094	5	1972	2021-03-16	10 000 000
15	63A CHESTERFIELD ROAD	1793	1	1477	2021-02-15	2 400 000
16	77 WILTON AVENUE	1090	3	2106	2020-11-23	4 400 000
17	38 ST JAMES CRESCENT	1634	0	2010	2020-09-18	3 400 000
18	44 WILTON AVENUE	1542	0	2000	2020-06-27	5 150 000
19	14 ELTHAM STREET	1085	5	2209	2020-06-22	3 950 000
20	41 WESTBOURNE ROAD	1878	0	2886	2020-05-25	1 650 000



Property Transactions

The section below provides you with an indication of purchase price and volume trends within the area.

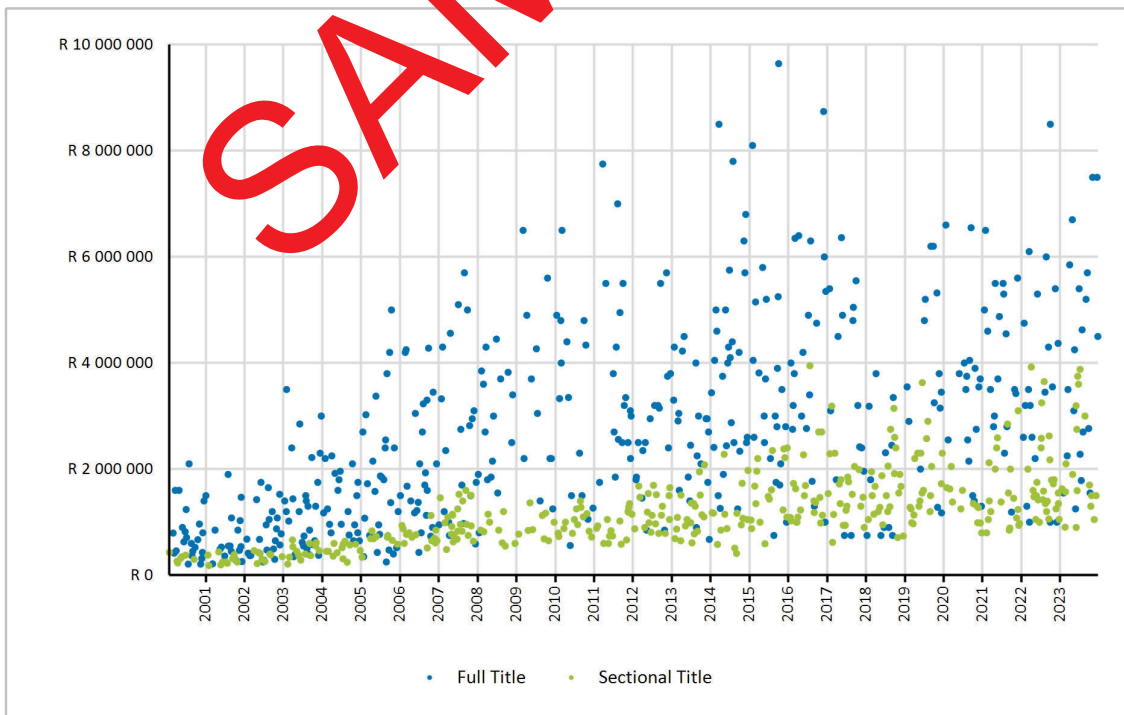


Source: Deeds Office



Area Transactions

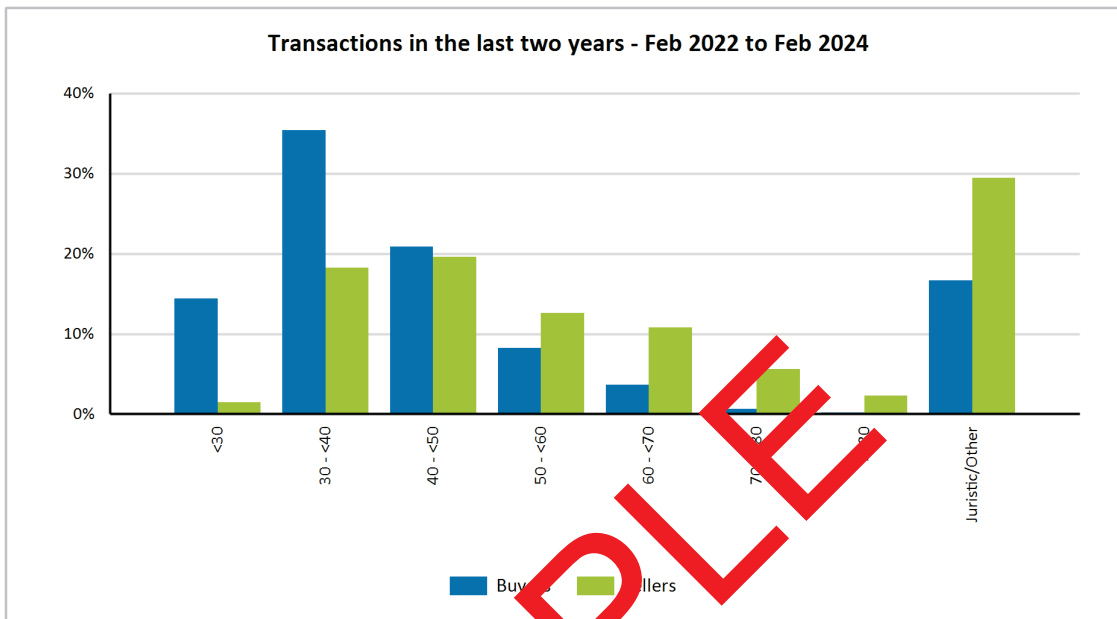
The below section provides you with a sample of the property transactions in the suburb





Area Demographics

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



Source: Deeds Office

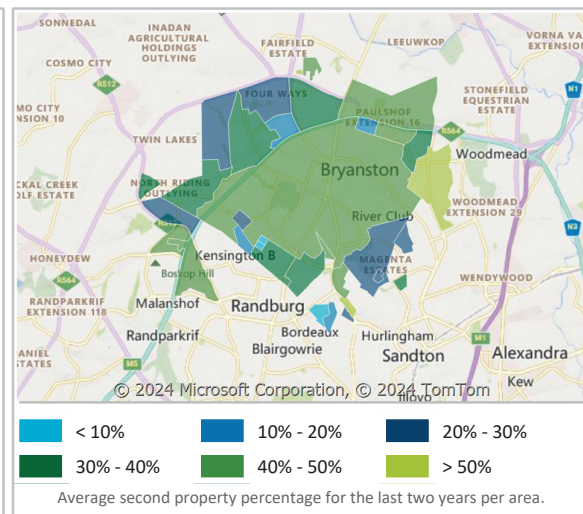


Source: Deeds Office

The below section provides you with the distribution of property sizes square meterage in the area



The below section provides you with an indication of the ratio of primary residences and investment properties at a given point in time.

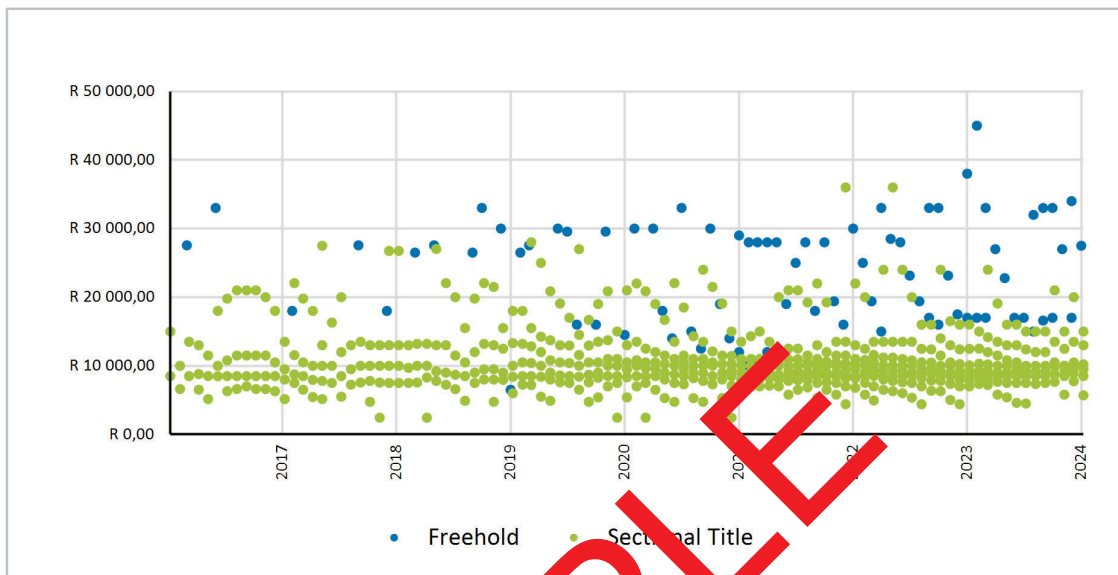


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Area Rentals

The below section provides you with a random sample of rental transactions in the area



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