

PROPERTY REPORT

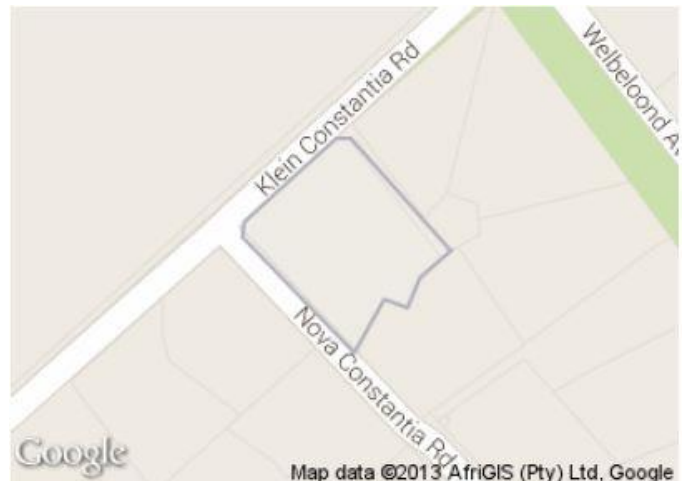
Portion 0 of Stand/Erf 13560 in CONSTANTIA (CAPE TOWN Deeds Office)
104 GARDENIA LANE, CONSTANTIA, CAPE TOWN

PROPERTY INFORMATION

Street number	104	Property type	ERF
Street	GARDENIA LANE	Erf number	13560
Suburb	CONSTANTIA	Portion number	0
Municipality	CITY OF CAPE TOWN	Township	CONSTANTIA
Province	WESTERN CAPE	Registration division	-
Coordinates (lat/long)	-34.036173 / 18.425542	Deeds Office	CAPE TOWN
SG code	C01600110001356000000	Registered size	1764 SQM
Door number	-	Situated at	-
Building name	-		
Estate name	-		

PROPERTY DESCRIPTION

The property description field allows you to display your personalised description of the property.



MUNICIPAL VALUATION

Valuation (R)	2 450 000	Zoning	RES1
Valuation year	2009		

ON-SITE VALUATION

On-site valuation (R)	-	Property use	RESIDENTIAL
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OWNER INFORMATION

Name	ID	Share (%)	Title Deed
ELIZABETH JONES	8007120123083	50	T54321/2005
KEVIN JONES	7702080432185	50	T54321/2005

REGISTERED TRANSFER INFORMATION

Sales date	2005/03/02	Transferred	2005/03/20
Sales price (R)	3 000 000	Title deed	T54321/2005

HISTORY

Buyers	Sellers	Transferred	Sales Date	Sales Price (R)	Title Deed
BARRY WHITEHEAD	JOHAN VAN STANDEN	2001/03/20	2001/03/02	2 450 000	T12345/2001
JOHAN VAN STADEN	JANE PERKINS ADAM PERKINS	1999/08/15	1999/07/23	1 975 000	T33764/1999
JANE PERKINS ADAM PERKINS	CONSTAN CONSTRUCTIONS	1997/02/19	1997/02/07	1 745 000	T47654/1997

PROPERTY CONFIGURATION AND FEATURES

INTERNAL

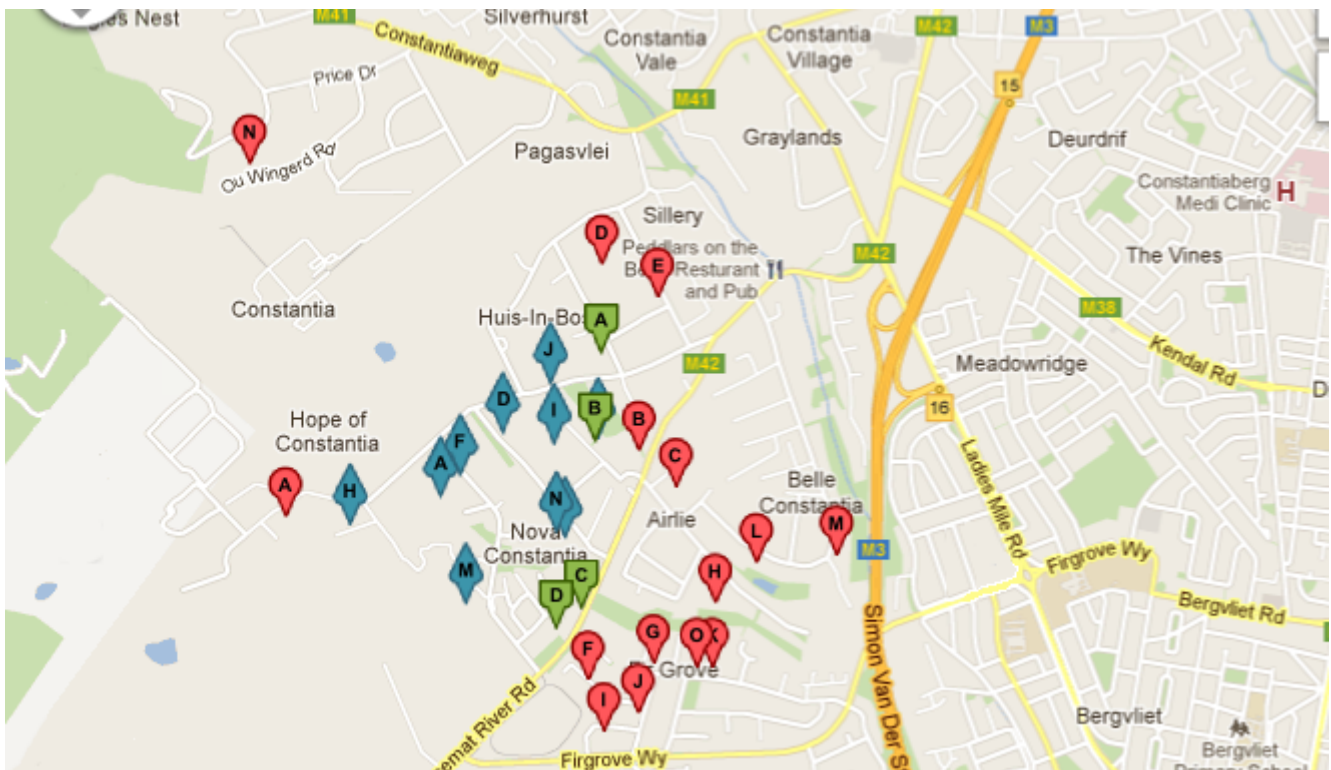
Bedrooms	4	Study/Office	-
Bathrooms	2	Kitchen	1
Lounge/TV room	1	Storeys	1
Internal finishes	HIGH	Floor size (m ²)	-

EXTERNAL

Garages	YES	Pool	-
Parking	1	Wall type	PLASTER
Garden	YES	Roof type	-
Additional dwellings	COTTAGE	Construction year	-

A luxurious and fully furnished cottage.


SALES INFORMATION



REGISTERED TRANSFERS

	Address Property Description	Size (m ²)	Distance (m)	Sales Date	Transferred	Sales Price (R)
A	62 GARDENIA LANE CONSTANTIA CONSTANTIA, 65454, 0	4 556	158	2013/01/20	2013/05/31	8 000 000
B	5 CONSTANTIA ROAD CONSTANTIA CONSTANTIA, 4568, 0	5 023	107	2012/12/14	2013/03/04	9 200 000
C	35 GARDENIA LANE CONSTANTIA CONSTANTIA, 564, 2	4 001	107	2013/02/08	2013/04/03	6 200 000
D	23 WELBELOOND AVENUE CONSTANTIA CONSTANTIA, 3256, 0	7 708	205	2011/09/20	2012/01/30	7 200 000
E	19 GARDENIA LANE CONSTANTIA CONSTANTIA, 2356, 0	2 877	112	2012/01/20	2012/04/01	4 100 000
F	41 CONSTANTIA ROAD CONSTANTIA CONSTANTIA, 2013, 0	4 000	64	2011/08/05	2012/05/02	5 500 000
G	27 SUMMIT CLOSE CONSTANTIA CONSTANTIA, 5685	3 607	347	2012/01/05	2012/05/02	9 750 000
H	3 KLEIN CONSTANTIA ROAD CONSTANTIA CONSTANTIA, 785, 2	4 002	347	2012/09/28	2013/02/23	7 140 000
I	- CONSTANTIA, 897, 2	2 653	412	2012/05/18	2012/12/06	5 145 000
J	21 KLEIN CONSTANTIA ROAD HUIS-IN-BOS CONSTANTIA, 8233, 2	452	3 387	2011/06/05	2011/07/23	4 700 000
K	22 SUMMIT WAY HUIS-IN-BOS CONSTANTIA, 2321, 0	2 109	553	2011/11/16	2012/02/29	4 600 000
L	16 WELBELOOND AVENUE NOVA CONSTANTIA CONSTANTIA, 4445, 0	4 088	524	2011/08/26	2012/10/19	11 500 000
M	102 CAMELIA CLOSE CONSTANTIA CONSTANTIA, 2345, 0	525	567	2012/01/05	2012/07/27	3 250 000
N	48 WELBELOOND ROAD CONSTANTIA CONSTANTIA, 134, 0	4 010	491	2009/08/26	2010/09/20	2 500 000
O	13 KLEIN CONSTANTIA ROAD CONSTANTIA CONSTANTIA, 234, 2	7 782	594	2012/03/23	2012/05/31	23 000 000

PENDING REGISTRATIONS

	Address Property Description	Size (m ²)	Distance (m)	Sales Price (R)
A	10 KLEIN CONSTANTIA ROAD CONSTANTIA CONSTANTIA, 12, 0	4 061	635	11 000 000
B	26 ZOMERLUST AVENUE HUIS-IN-BOS CONSTANTIA, 87, 0	2 031	693	-
C	54 ZOMERLUST AVENUE HUIS-IN-BOS CONSTANTIA, 3039, 0	1 420	827	3 607 000
D	4 MOUNT PROSPECT DRIVE CONSTANTIA CONSTANTIA, 96, 2	20 884	888	10 300 000
E	37 DELINGHAM ROAD SILLERY CONSTANTIA, 87, 1	3 831	929	7 500 000
F	14 DRESSAGE LANE FIR GROVE CONSTANTIA, 156, 0	1 350	975	5 000 000
G	73 WANDERERS CLOSE FIR GROVE CONSTANTIA, 784, 0	1 533	1 069	3 000 000
H	31 AIRLIE PLACE AIRLIE CONSTANTIA, 523, 0	2 491	1 115	4 500 000
I	4 SPAANSCHMAT RIVER ROAD CONSTANTIA CONSTANTIA, 123, 0	1 478	1 147	6 400 000
J	11 WELGELEE ROAD FIR GROVE CONSTANTIA, 221, 0	1 446	1 115	-
K	13 WELGELEGEN AVENUE CONSTANTIA CONSTANTIA, 174, 0	987	1 236	500 000

L	77 WILLOW ROAD BELLE CONSTANTIA CONSTANTIA, 155, 1	2 060	1 184	2 100 000
M	9 CHERRY LANE BELLE CONSTANTIA CONSTANTIA, 120, 0	4 543	1 448	910 000
N	27 OU WINGERD ROAD CONSTANTIA CONSTANTIA, 1532, 0	4 543	1 247	25 000 000
O	91 NEVA CLOSE FIR GROVE CONSTANTIA, 562, 2	1 408	1 164	3 450 000

FOR SALE PROPERTIES

	Address Property Description	Size (m ²)	Listing Price (R)	Listed	Property24 Listing
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	1 542	5 950 000	2013/02/06	5687452
A	56 SUMMIT WAY HUIS-IN-BOS CONSTANTIA, 5689, 0	2 186	6 500 000	2013/03/05	9568456
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	4 120	5 400 000	2012/09/14	3434980
B	108 KLEIN CONTANTIA ROAD HUIS-IN-BOS NOVA CONSTANTIA (DETAILS WITHHELD **)	3 046	6 995 000	2012/06/08	9876545
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	349	3 750 000	2012/11/08	5593765
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	373	2 750 000	2012/07/25	5553412
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	1 990	5 950 000	2012/07/12	1189786
-	NOVA CONSTANTIA (DETAILS WITHHELD **)	2 136	7 500 000	2013/02/23	9995312
-	HUIS-IN-BOS (DETAILS WITHHELD **)	4 418	9 950 000	2012/07/05	4332322
-	HUIS-IN-BOS (DETAILS WITHHELD **)	2 118	19 000 000	2012/06/07	9880887
-	AIRLIE (DETAILS WITHHELD **)	3 421	4 995 000	2012/05/10	1888564
C	94 BADGEMORE AVENUE NOVA CONSTANTIA CONSTANTIA, 3653, 2	2 087	6 500 000	2013/01/26	7726989
-	ADDRESS DESCRIPTION 13 SILLERY (DETAILS WITHHELD **)	3 831	8 900 000	2012/06/28	7000348
D	24 SPAANSCHMAT RIVER ROAD CONSTANTIA CONSTANTIA, 25, 3	5 959	5 959 000	2012/01/23	5800063
-	AIRLIE (DETAILS WITHHELD **)	2 193	4 885 000	2012/06/26	9028539

** address withheld at estate agent's request

SALES ANALYSIS

45 properties were used in the analysis. Properties where no monetary value or extent was available have been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest priced property	25 000 000	5 503	4 543
Average price	7 249 634	2 013	3 601
Lowest priced property	910 000	315	2 887

BONDS AND OTHER DOCUMENTS

Document number	B12345/2001	Holder	FIRST RAND BANK LIMITED
Amount (R)	2 350 000		

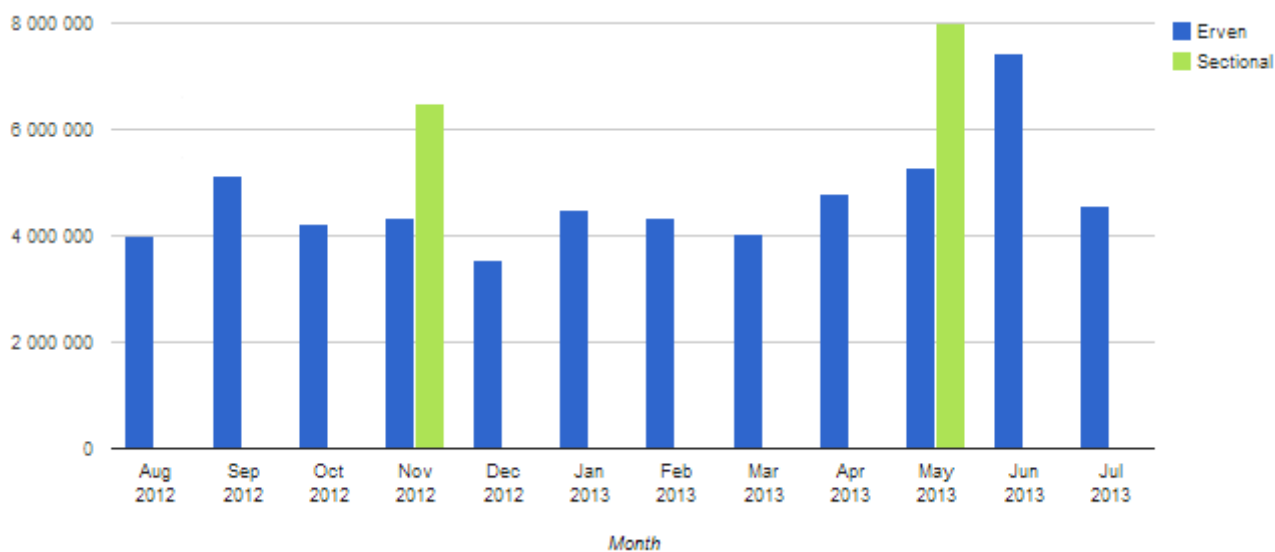
PROPERTY HISTORY

Document	Amount (R)	Holder
T33764/1999	1 975 000	ABSA
T47654/1997	1 745 000	STANDARD BANK

MONTHLY SUBURB TRENDS

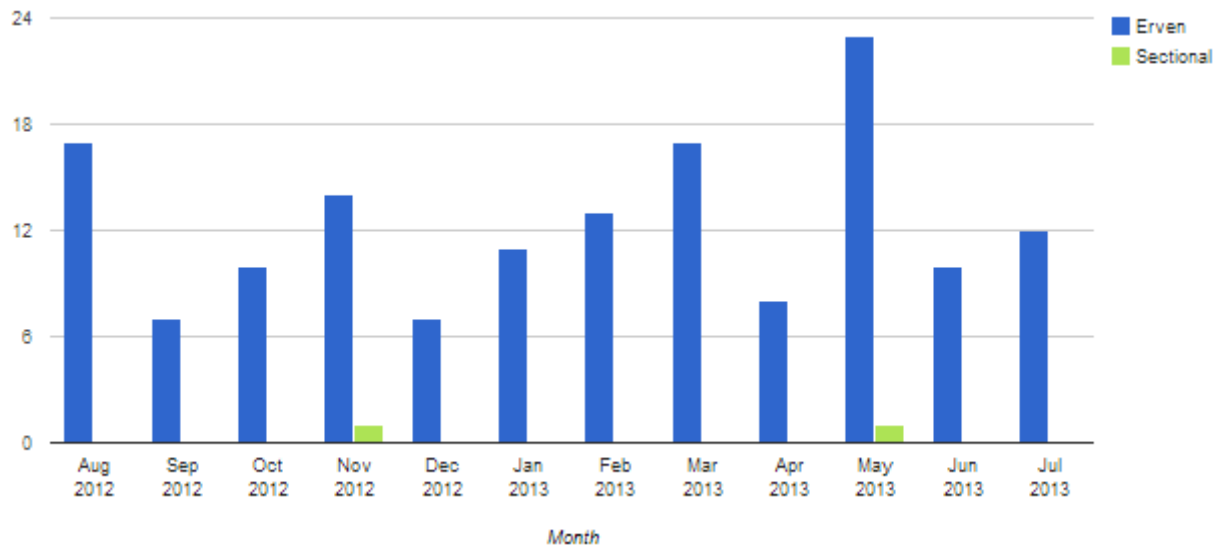
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Month	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holding (R)
AUG '12	4 000 000	-	-	-
SEP '12	5 350 000	-	-	-
OCT '12	4 300 000	-	-	-
NOV '12	4 465 000	6 321 000	-	-
DEC '12	3 335 000	-	-	-
JAN '13	4 523 000	-	-	-
FEB '13	4 225 000	-	-	-
MAR '13	4 010 000	-	-	-
APR '13	4 950 000	-	-	-
MAY '13	5 100 000	7 995 000	-	-
JUN '13	7 350 000	-	-	-
JUL '13	4 658 000	-	-	-

NUMBER OF SALES

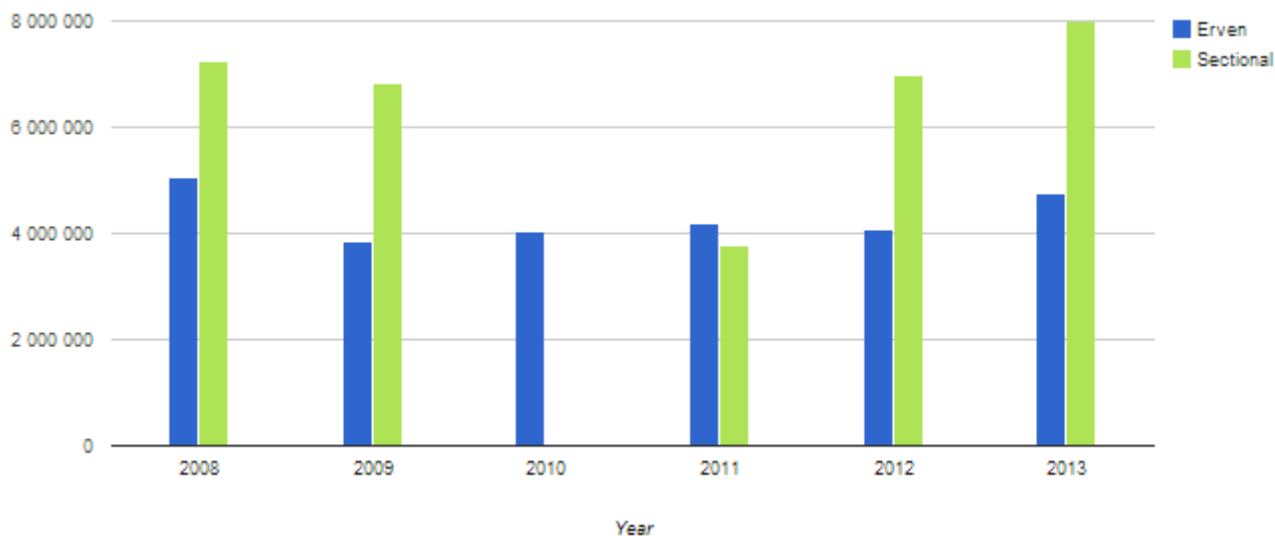


Month	Erven	Sectional	Farm	Agricultural Holding
AUG '12	13	-	-	-
SEP '12	9	-	-	-
OCT '12	7	-	-	-
NOV '12	17	-	-	-
DEC '12	5	-	-	-
JAN '13	13	-	-	-
FEB '13	15	-	-	-
MAR '13	19	-	-	-
APR '13	6	-	-	-
MAY '13	26	3	-	-
JUN '13	13	-	-	-
JUL '13	14	-	-	-

ANNUAL SUBURB TRENDS

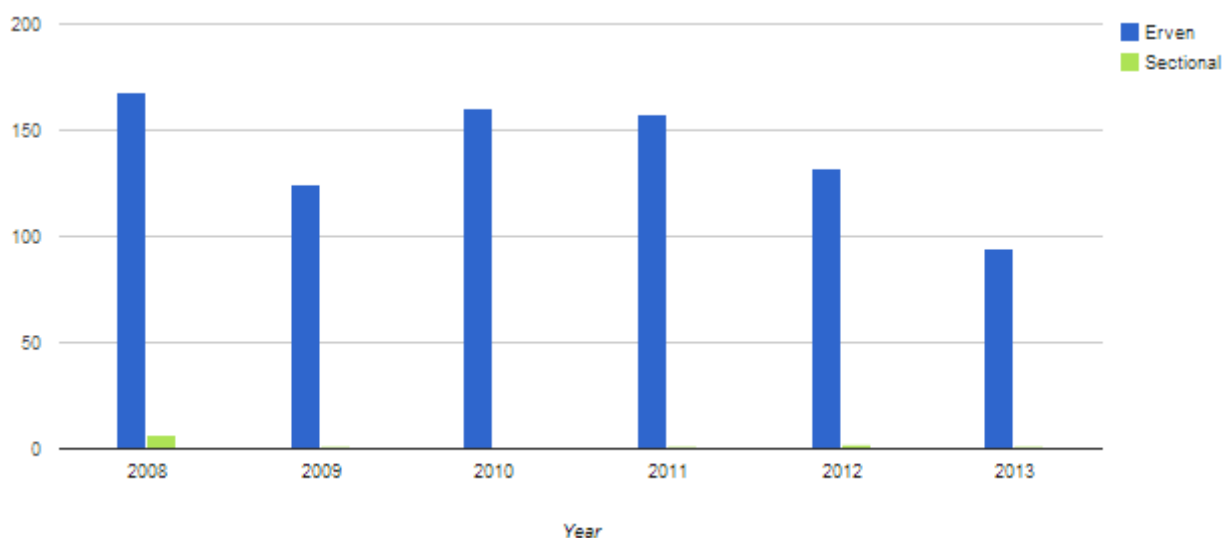
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Year	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holding (R)
2008	5 400 000	7 355 000	-	-
2009	3 985 000	6 987 000	-	-
2010	4 125 000	-	-	-
2011	4 365 000	3 954 250	-	-
2012	4 125 000	7 000 000	-	-
2013	4 825 000	8 000 000	-	-

NUMBER OF SALES



Year	Erven	Sectional	Farm	Agricultural Holding
2008	195	13	-	-
2009	136	4	-	-
2010	151	-	-	-
2011	172	3	-	-

2012	119	4	-	-
2013	102	3	-	-

AMENITIES

Name	Type	Distance (m)
CONSTANTIA UITSIG	FOOD AND ENTERTAINMENT	805
BUITENVERWACHTING	FOOD AND ENTERTAINMENT	1 039
CONSTANTIA WALDORF SCHOOL	EDUCATION	1 307
PEDDLARS ON THE BEND	FOOD AND ENTERTAINMENT	1 461
THE RANGE	FOOD AND ENTERTAINMENT	1 587
ENGEN GARAGE	TRANSPORT AND PUBLIC SERVICES	2 006
MEADOWRIDGE BAPTIST CHURCH	TRANSPORT AND PUBLIC SERVICES	2 045
SWEET VALLEY	EDUCATION	2 374
DIE OOG	SPORT AND LEISURE	2 543
BERGVLiet METHODIST CHURCH	TRANSPORT AND PUBLIC SERVICES	2 523
BERGVLiet HIGH SCHOOL	EDUCATION	2 532
FOREST GLADE PHARMACY	HEALTH	2 985
LISTER'S PLACE	FOOD AND ENTERTAINMENT	2 999

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