



Client: Lightstone Risk Management
User: xxxx
Tracking #: Conv:20150707030347
Report Date: 2015/07/07
Report #: 18873517

Property Details

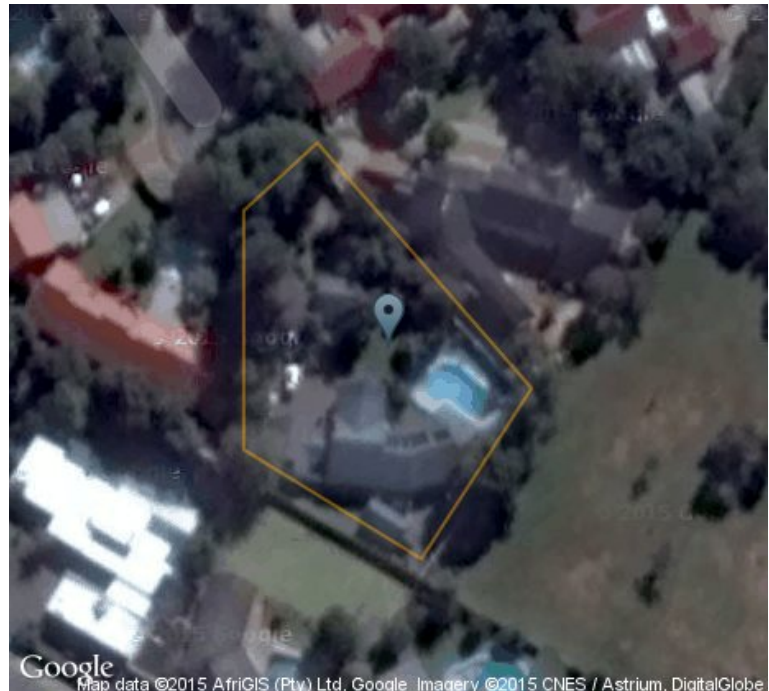
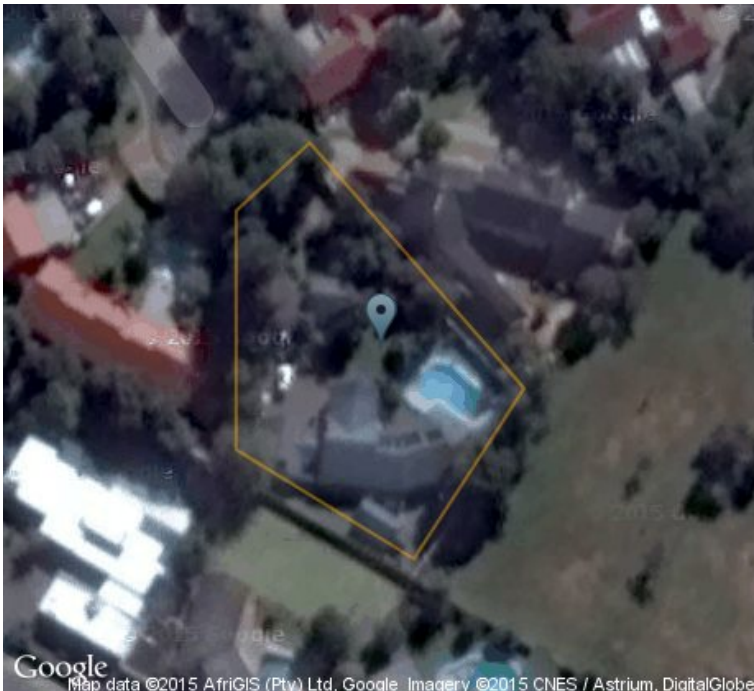
Property Type: FREEHOLD
Province: GAUTENG
Township: RANDPARKRIF EXT 13
Portion #: x
Suburb: RANDPARK RIDGE
Street #: x
Last Sales Date: 20111028
Land Size (Registered): 1928 m²
Land Size (Cadastral): 1929 m²
Estimate Size Under Roof: Not Available

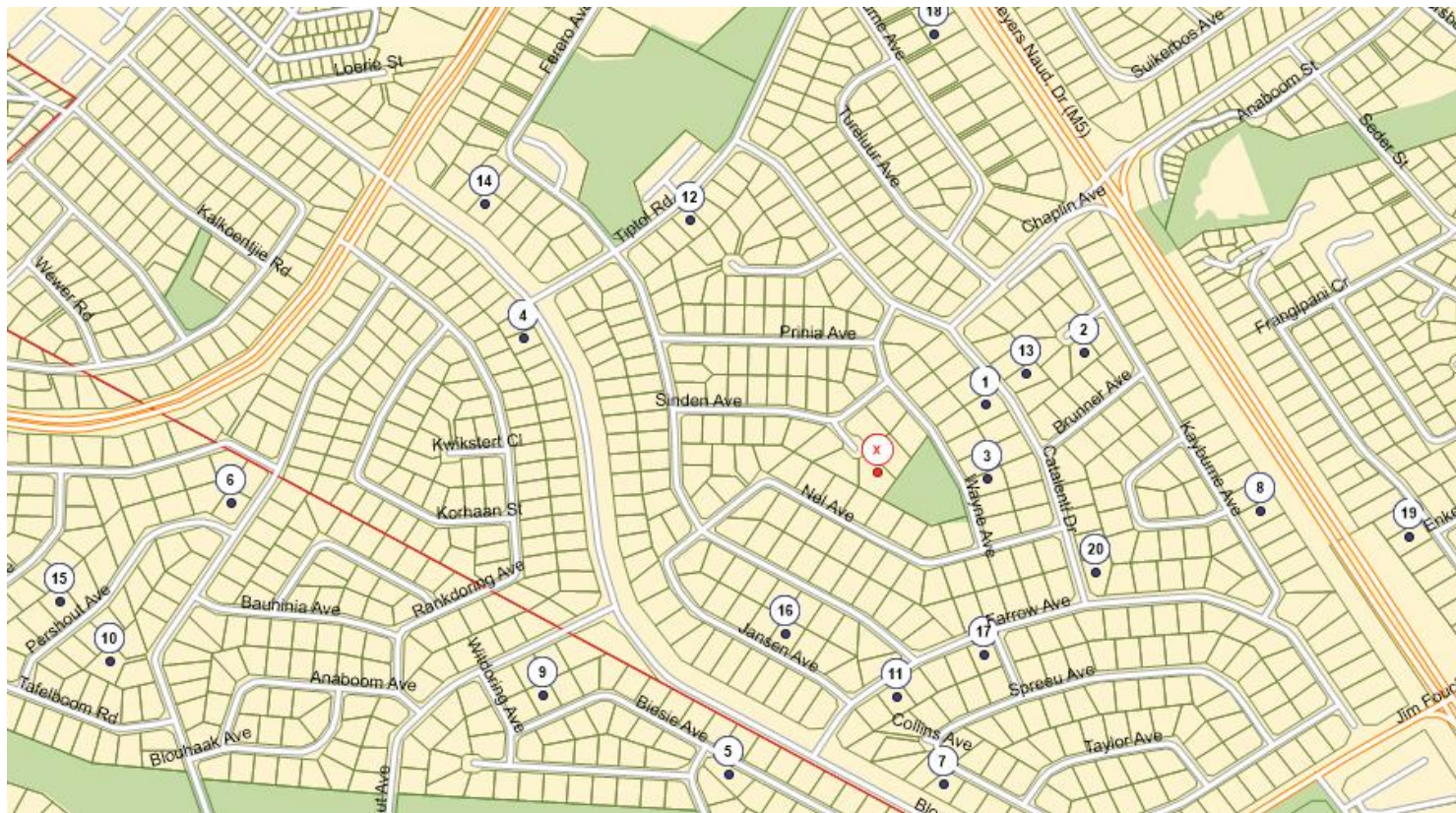
Legal Description: Erf xxxx RANDPARKRIF EXT 13 CITY OF JOHANNESBURG GAUTENG
Municipality: CITY OF JOHANNESBURG
Erf #: xxxx
Street: xxxxx AVENUE
Last Sales Price: R x xxx 000
Coordinates (Lat\ Long): [Google Maps](#) | [Street View](#)
SG Code: T0IQ03330000130700000

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
xxxxx	xxxxxxxxxxxxx	Txxxx/2012	50%	Not Available
xxxxx	xxxxxxxxxxxxx	Txxxx/2012	50%	Not Available

Imagery





Number	Street	Street Type	Suburb	Erf	Portion	Sales Date	Transfer Date	Sales Price	Size	Rand/Unit	Distance	Cash
1	15	CATALENTI DRIVE	RANDPARK RIDGE	1282	0	20150122	20150326	R 1 690 000	1624 m ²	R 1 041	167	<input type="checkbox"/>
2	2	BURTON PLACE	RANDPARK RIDGE	1277	0	20150618		R 1 800 000	1350 m ²	R 1 333	312	<input type="checkbox"/>
3	6	WAYNE AVENUE	RANDPARK RIDGE	1290	0	20141215	20150324	R 1 975 000	1390 m ²	R 1 421	141	<input type="checkbox"/>
4	198	DALE LACE AVENUE	RANDPARK RIDGE	1943	0	20150619		R 2 075 000	1020 m ²	R 2 034	485	<input type="checkbox"/>
5	1	APPELBLAAR STREET	WELTEVREDEN PARK	1712	0	20150201	20150601	R 1 500 000	1619 m ²	R 926	463	<input type="checkbox"/>
6	73	WONDERBOOM AVENUE	WELTEVREDEN PARK	1444	0	20150507		R 1 985 000	1403 m ²	R 1 415	819	<input type="checkbox"/>
7	37	COLLINS AVENUE	RANDPARK RIDGE	1387	0	20150513		R 2 700 000	1338 m ²	R 2 018	446	<input type="checkbox"/>
8	12	KAYBURN AVENUE	RANDPARK RIDGE	1214	0	20141206	20150226	R 1 725 000	1490 m ²	R 1 158	489	<input type="checkbox"/>
9	48	BIESIE AVENUE	WELTEVREDEN PARK	1674	0	20150307	20150514	R 2 200 000	1255 m ²	R 1 753	525	<input type="checkbox"/>
10	59	WONDERBOOM AVENUE	WELTEVREDEN PARK	3114	0	20150319		R 1 800 000	1846 m ²	R 975	1001	<input type="checkbox"/>
11	39	FARROW AVENUE	RANDPARK RIDGE	1373	0	20141014	20150211	R 1 650 000	1338 m ²	R 1 233	315	<input type="checkbox"/>
12	14	TIPTOL ROAD	RANDPARK RIDGE	1993	0	20150203	20150416	R 1 700 000	1090 m ²	R 1 560	426	<input type="checkbox"/>
13	16	CATALENTI DRIVE	RANDPARK RIDGE	1264	0	20140526	20140731	R 1 800 000	1339 m ²	R 1 344	235	<input type="checkbox"/>
14	175	DALE LACE AVENUE	RANDPARK RIDGE	2316	0	20150222	20150514	R 2 075 000	1176 m ²	R 1 764	623	<input type="checkbox"/>
15	7	PERSHOUT AVENUE	WELTEVREDEN PARK	3099	0	20150301	20150602	R 2 180 000	1787 m ²	R 1 220	1050	<input type="checkbox"/>
16	8	JANSEN AVENUE	RANDPARK RIDGE	1355	0	20140914	20150128	R 1 400 000	1367 m ²	R 1 024	253	<input type="checkbox"/>
17	31	FARROW AVENUE	RANDPARK RIDGE	1377	0	20140816	20141020	R 1 500 000	1344 m ²	R 1 116	289	<input type="checkbox"/>
18	84	KAYBURN AVENUE	RANDPARK RIDGE	2658	0	20150228	20150507	R 1 300 000	1519 m ²	R 856	619	<input type="checkbox"/>
19	60	MIMOSA ROAD	RANDPARK RIDGE	887	0	20141112	20150303	R 1 625 000	1479 m ²	R 1 099	680	<input type="checkbox"/>
20	2	CATALENTI DRIVE	RANDPARK RIDGE	1232	0	20141207	20150521	R 900 000	1579 m ²	R 570	311	<input type="checkbox"/>

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 1 779 000

Automated Valuation Details



Estimated Value: R 2 000 000
Expected Low: R 1 740 000
Expected High: R 2 540 000

Safety Score: 94%
Accuracy Score: 77%

Municipal Valuation



Municipal Valuation: R 1 430 000
Rating Period: 2013/2014
Usage Category: RESIDENTIAL

Year of Valuation: 2012
Estimated Monthly Rates: R 699
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
xxxxx	R x xxx xxx	Bxxxx/2012	20120223

Other Endorsements

No endorsements info on the selected property.

Transfer History



Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No
xxxxx	xxxxx	20120223	20111028	R x xxx xxx	Txxxx/2012
xxxxx	xxxxx	20051219	20050810	R x xxx xxx	Txxxxx/2005
xxxxx	xxxxx	20041207	20040907	R x xxx xxx	Txxxxx/2004

Transfer Summary for past 3 months

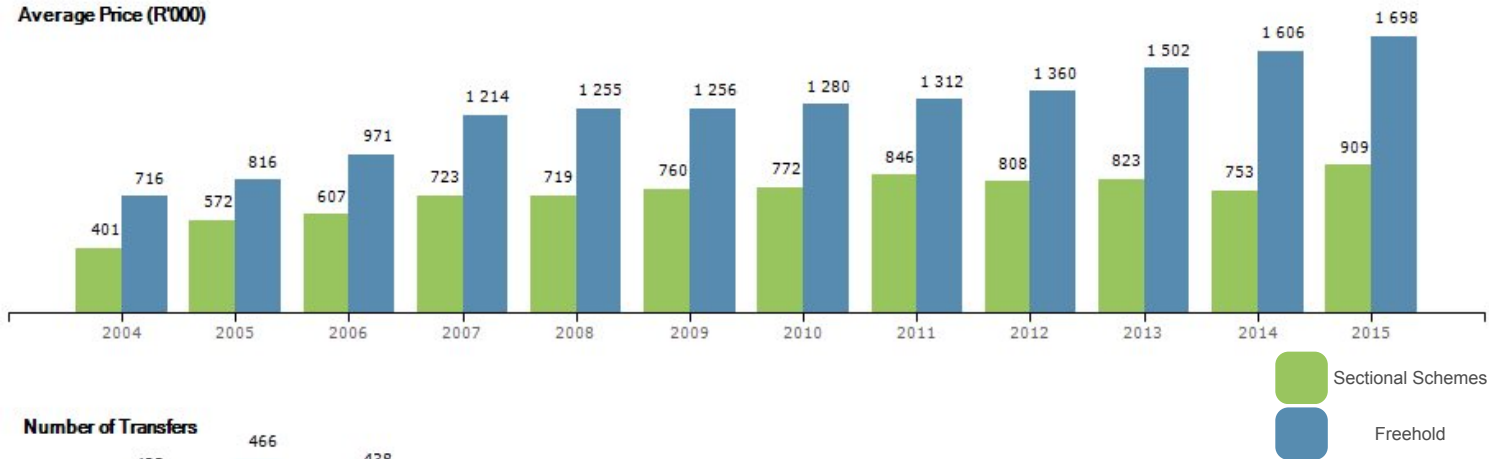
Max Transfer in the Suburb: R 4 385 964 Min Transfer in Suburb: R 40 000 Total Transfers: 82



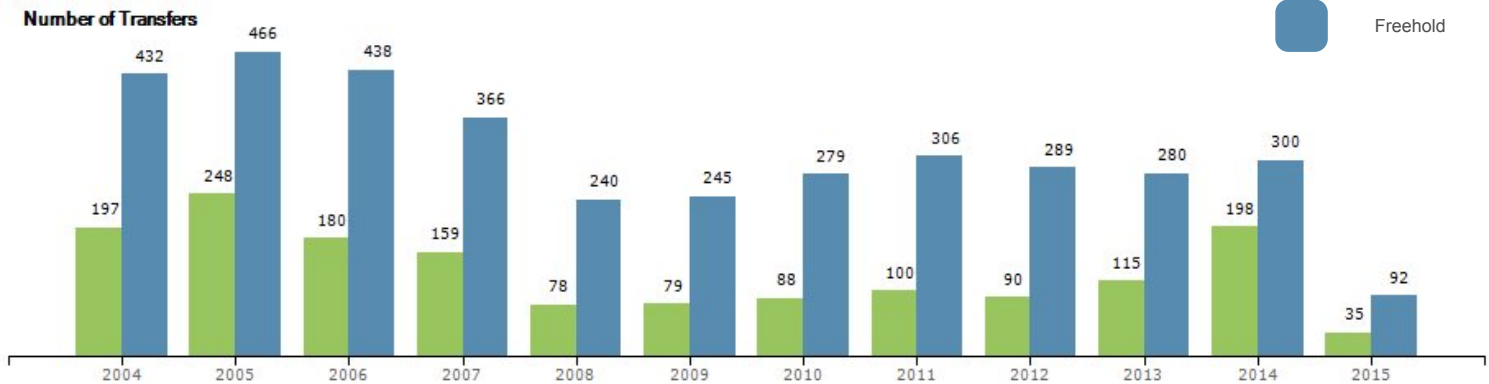
Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
xxxxx	xxxxx	20130206			Txxxx/2013	xxxxx	x
xxxxx	xxxxx	20130206	20121029	R 1 133 333	Txxxx/2013	xxxxx	x
xxxxx	xxxxx	20120816			Txxxxx/2012	xxxxx	x



Average Price (R'000)



Number of Transfers





Amenity	Type	Distance (km)
Sasol - Randparkrif	FillingStation	0.53 km
Caltex - Welridge Auto	FillingStation	0.73 km
Engen - Randpark Ridge	FillingStation	0.94 km
South African National Blood Services	Hospital/Clinic	4.77 km
Police SAPS - Fairland	PoliceStation	4.09 km
Police SAPS - Honeydew	PoliceStation	4.46 km
Little Graduates Pre Primary School	PrePrimarySchool	1.08 km
Welridge Academy	PrimarySchool	0.94 km
Weltevreden Park Primary School	PrimarySchool	0.98 km
Ridge Terrace Shopping Centre	ShoppingCentre	0.77 km
Randridge Mall	ShoppingCentre	0.85 km
Lifestyle Shopping Centre	ShoppingCentre	1.30 km
Damelin	TertiaryInstitution	4.19 km

Disclaimer

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