

Report Details:

Report Date:	2017/10/18
Tracking #:	Consumer: xxx
Report #:	28011246
User:	

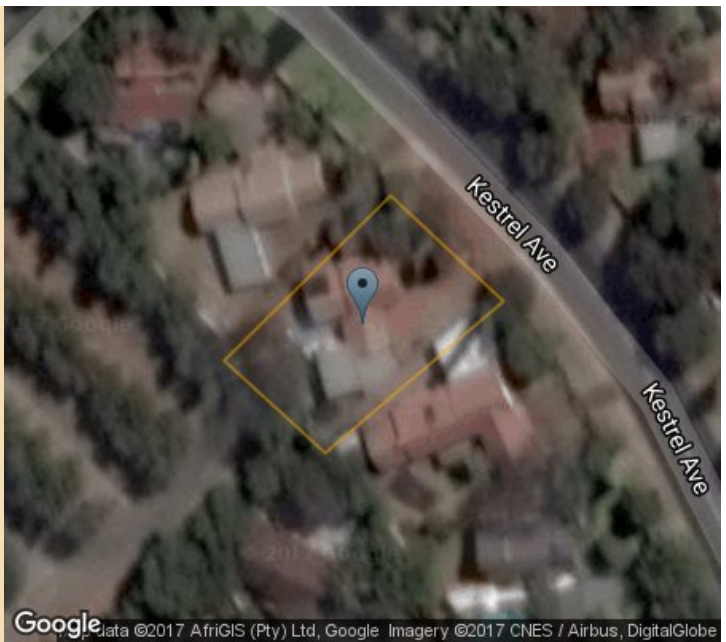
Property Details:

Property Type:	FREEHOLD	GPS Coords:	LAT: 28.1494 LONG: -25.8964 [Street View]
Province:	GAUTENG	Municipality:	City of Tshwane
Township:	ROOIHUISKRAAL EXT 9	Erf:	1202
Portion:	0		
Suburb:	ROOIHUISKRAAL	Street:	KESTREL AVENUE
Street Number:	36	Land Size:	948
Last Sales Date:	19960604	Last Sales Price:	R 64 500 (possibly land only)

Owner Details

Owner Name	ID Number/Reg Number
xxx xxx	XXXXXXXXXXXX
xxx xxx	XXXXXXXXXXXX

Aerial Photograph:



Note: click on the M2 button to measure size of an area on the map, and the ruler button to measure distance between two points.

Automated Valuation Details:

Estimated Value:	R 1 500 000	Accuracy Score:	78%
Safety Score:	68%	Estimated Low:	R 1 230 000
Estimated High:	R 1 760 000		

Municipal Valuation Details:

Municipal Valuation:	R 745 000	Year of Valuation:	2017
Rating Period:	2017/2018	Estimated Monthly Rates:	R 761
Usage Category:	RESIDENTIAL	Usage:	RESIDENTIAL

User Estimation Details:

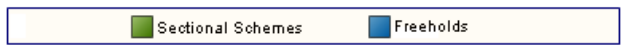
No personal estimation details set.

Comparable Sales:

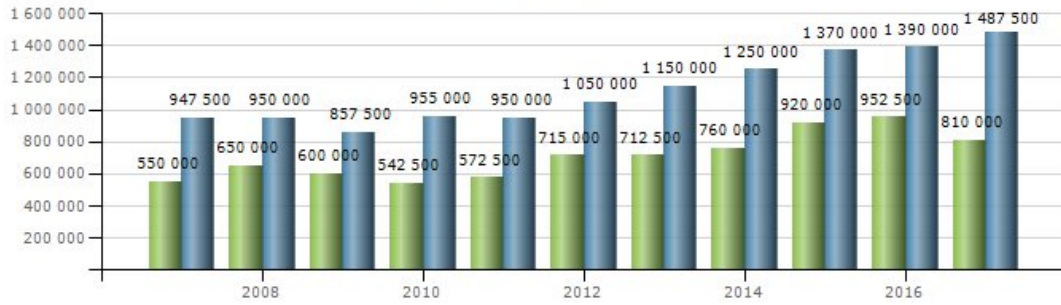


#	Suburb	Erf	Portion	Sales Date	Transfer Date	Sales Price	Size (m2)	Distance	Cash
1	ROOIHUISKRAAL	1390	0	20170511	20170607	R 1 285 000	1000.0	154	<input checked="" type="checkbox"/>
2	ROOIHUISKRAAL	205	0	20170515	20170731	R 1 600 000	1000.0	290	<input type="checkbox"/>
3	ROOIHUISKRAAL	1309	0	20161104	20161221	R 1 450 000	1012.0	170	<input type="checkbox"/>
4	Rooihuiskraal	1430	0	20170314	20170623	R 1 500 000	1017.0	399	<input checked="" type="checkbox"/>
5	ROOIHUISKRAAL	1263	0	20170315	20170516	R 1 740 000	1000.0	326	<input type="checkbox"/>
6	ROOIHUISKRAAL	1672	0	20170718		R 1 350 000	1118.0	405	<input type="checkbox"/>
7	ROOIHUISKRAAL	1282	0	20170210	20170420	R 1 300 000	1266.0	226	<input type="checkbox"/>
8	ROOIHUISKRAAL	203	0	20160927	20161123	R 1 500 000	1000.0	326	<input type="checkbox"/>
9	ROOIHUISKRAAL	1526	0	20161009	20170111	R 1 450 000	1040.0	355	<input type="checkbox"/>
10	Rooihuiskraal	1447	0	20170506	20170718	R 1 700 000	1399.0	361	<input type="checkbox"/>
11	ROOIHUISKRAAL	1238	0	20160107	20160223	R 1 450 000	1007.0	165	<input type="checkbox"/>
12	ROOIHUISKRAAL	1606	0	20161009	20161214	R 1 450 000	1025.0	423	<input type="checkbox"/>
13	ROOIHUISKRAAL	1272	0	20160510	20160913	R 1 700 000	1014.0	201	<input type="checkbox"/>
14	ROOIHUISKRAAL	1370	0	20170130	20170419	R 1 850 000	1298.0	266	<input type="checkbox"/>
15	ROOIHUISKRAAL	1425	0	20161120	20170201	R 1 650 000	959.0	446	<input type="checkbox"/>
16	ROOIHUISKRAAL	1854	0	20170307	20170601	R 1 485 000	1000.0	609	<input type="checkbox"/>
17	ROOIHUISKRAAL	1140	0	20161030	20170209	R 1 250 000	1435.0	186	<input type="checkbox"/>
18	ROOIHUISKRAAL	209	0	20160302	20160815	R 1 250 000	1000.0	206	<input type="checkbox"/>
19	ROOIHUISKRAAL	1339	0	20170214	20170424	R 1 300 000	1068.0	481	<input type="checkbox"/>
20	ROOIHUISKRAAL	1312	0	20160617	20160805	R 1 550 000	1000.0	347	<input type="checkbox"/>

Offer to purchase



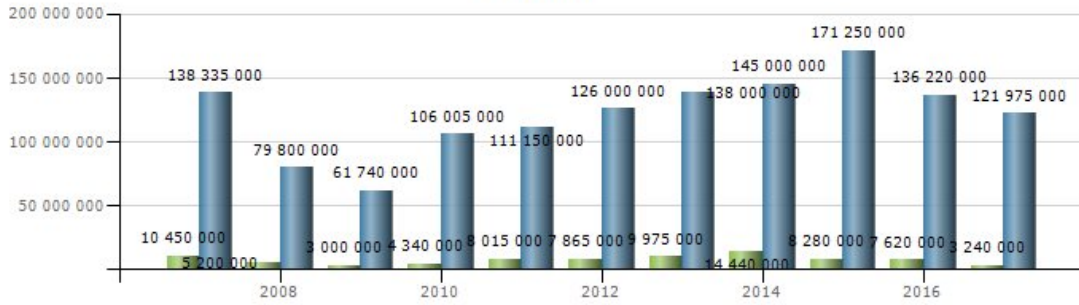
Median Price (R'000)



Number of Transfers



Total Value



Transfer History

Amenities:

Type	Amenity	Distance
FillingStation	Sasol - Marabou	0.6 m
FillingStation	Sasol - Rooihuiskraal	1.1 m
FillingStation	Engen	1.3 m
PoliceStation	Police SAPS - Rooihuiskraal	1.3 m
PoliceStation	Police Vehicle Clearance Office - Centurion	3.4 m
PoliceStation	Police SAPS - Call Centre - Sage Corporate Park North	4.8 m
PrePrimarySchool	Rooihuiskraal Pre School	0.7 m
PrePrimarySchool	Borrelblaps Pre Primary School	0.8 m
PrimarySchool	Laerskool Rooihuiskraal	0.8 m
ShoppingCentre	Rooihuiskraal Centre	0.5 m
ShoppingCentre	Blu Valley Mall	1.5 m
ShoppingCentre	Gateway Park Retail Centre	1.8 m

Disclaimer:

Please note that Lightstone obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice.

This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.

Explanatory notes and definitions:

The **Estimated Value** is a statistically generated estimate of the value of the property based on information obtained from the Surveyor General, the Deeds Office, banks, estate agents and other sources. It should be seen as a guide to the value of the property only and should be used in conjunction with other factors – such as the extent of improvement or deterioration since the last sale – to determine the fair value of the property.

The **Safety Score** is the statistical probability that the property would sell for more than 90% of the estimated value. In simple terms, it is the probability that the estimated value is not an over-prediction.

The **Accuracy Score** is the statistical probability that the property would sell for within 20% of the estimated value. In simple terms, it is the probability that the estimated value is correct.

The **Expected High and Expected Low** are the statistically generated upper and lower bounds of the range within which the property is expected to transact. The range should be seen as a guide only and changes in the condition of the property or area should be taken into account.

The **Municipal Valuation Details** are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

The **Aerial/Satellite Imagery** obtained from both the relevant municipality (where available) and from Google. Both images offer zooming and panning functionality that enables users to examine the property and the area in detail. The municipal imagery offers measurement functionality that enables users to determine the distance between points or the area under roof. The municipal imagery also shows the location of the comparable sales referred to in the comparable sales and enables accurate comparative analysis.

The **Comparable Sales Table** shows the details of the 20 most relevant comparable sales and the comparable sales map shows where these comparable sales are in relation to the subject property. Comparable sales are based on the most comparable residential property transfers excluding extreme outliers and potential land sales.

The **Suburb Trends** graphs show the average price and total volume of sales in the suburb by property type for the last 10 + years. The median purchase price is the midpoint of all the purchase prices in the area. It is less affected by isolated outlying values and a stable indication of the typical transaction price in the area. Sectional title garage units, extreme outliers and probable land sales have been filtered before the median is calculated in order to reflect developed property price trends.

The **Transfer History** shows the previous two transfers for the subject property.

The **Amenities listing** shows the closest amenities to the subject property including the suburb they are in and distance from the subject property.
