

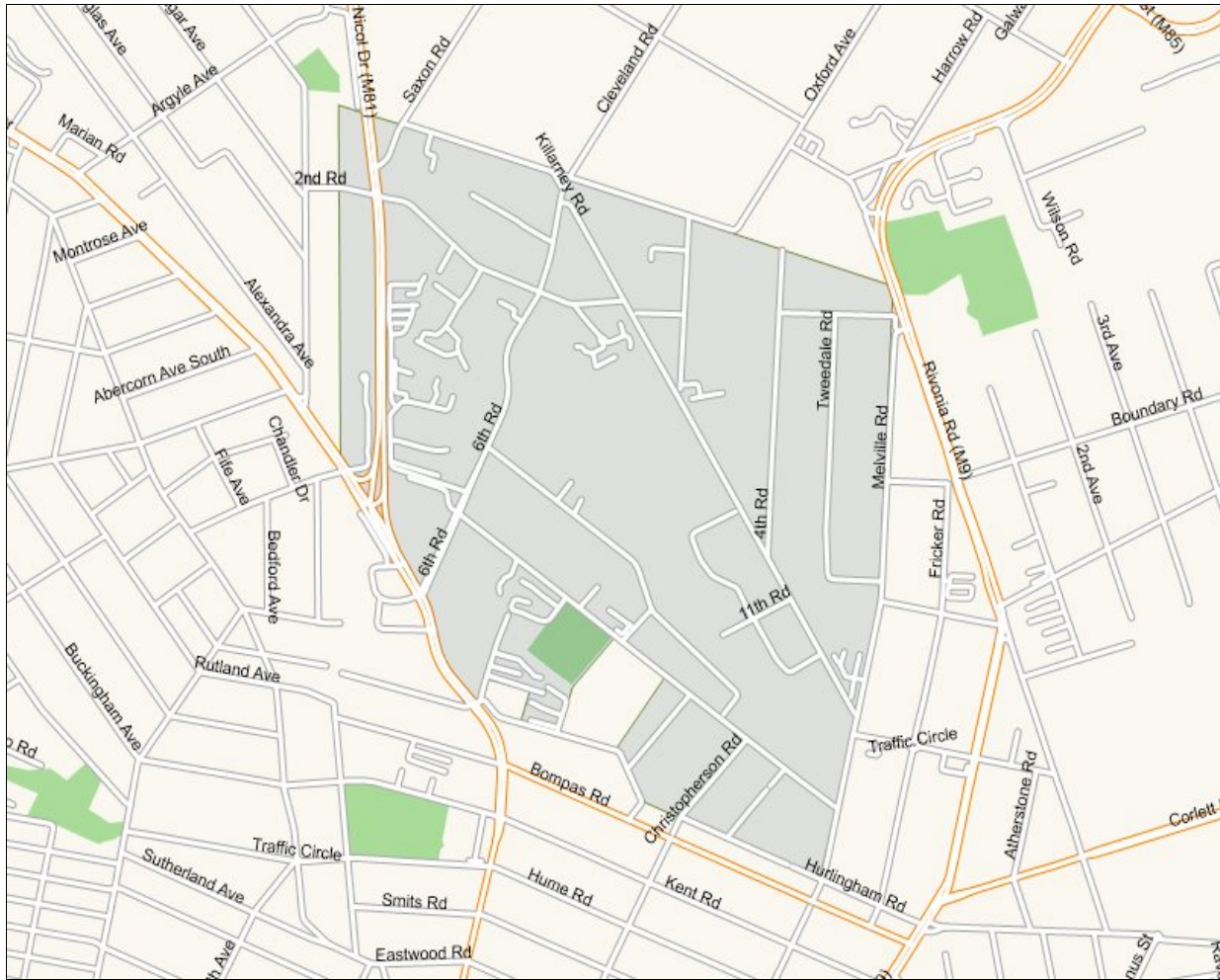


Client: Lightstone Risk Management
 User: xxxxx
 Report Date: 2015/07/02
 Report #: 20150702014632

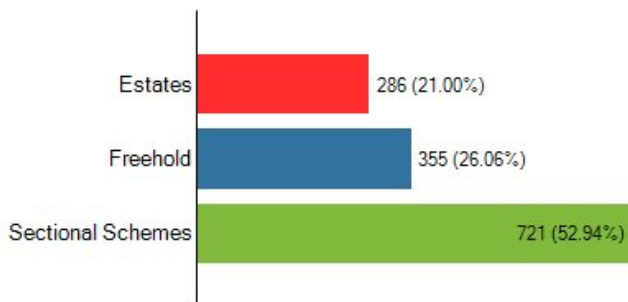
Suburb Details



Suburb: HYDE PARK
 Municipality: CITY OF JOHANNESBURG
 Town: SANDTON
 Province: GAUTENG



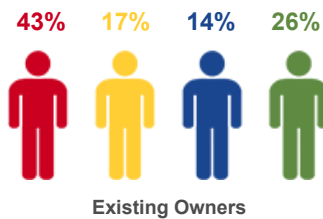
Market Stock



Suburb Demographics

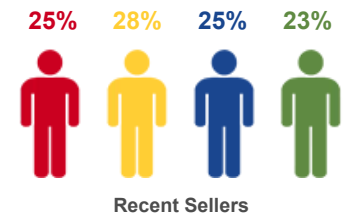
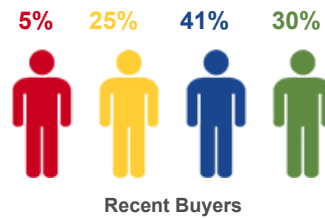
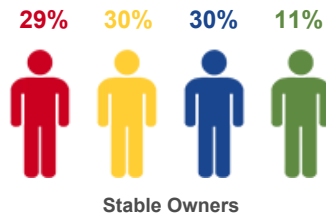
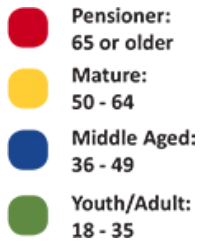
Average Household Income Range: R67,000 - R75,000
 Predominant LSM: LSM 10 High
 Number Adults: 2293

Period Of Ownership



For the period: July 2014 to June 2015

Age Of Residents



For the period: July 2014 to June 2015

Property Transfer Information

First Time Registrations

Repeat Sales

Last 3 Months
Apr 2015 - Jun 2015

Last 12 Months
Jul 2014 - Jun 2015

Last 3 Months
Apr 2015 - Jun 2015

Last 12 Months
Jul 2014 - Jun 2015

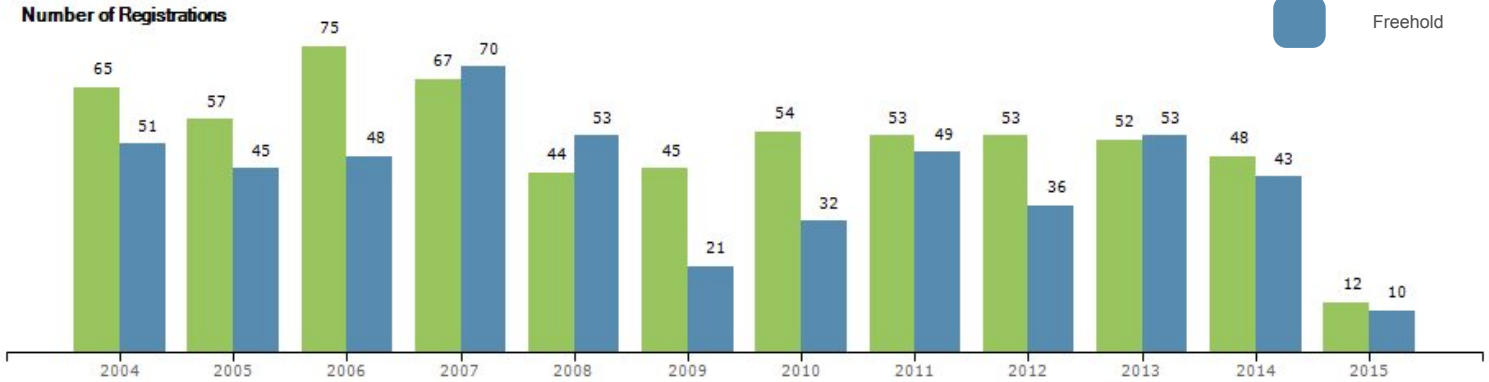
	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	
ESTATE	R0 - R400 000	--	--	--	--	--	--	--	--	--	--	--	
	R400 000 - R800 000	--	--	--	--	--	--	--	--	--	--	--	
	R800 000 - R1.5mil	--	--	1	1 411	1 411	--	--	--	--	--	--	
	R1.5mil - R3mil	--	--	--	--	--	2	3 900	1 950	2	3 900	1 950	
	Greater than R3mil	1	14 400	14 400	8	94 647	11 831	1	4 750	4 750	10	59 190	5 919
	Total	1	14 400	14 400	9	96 058	10 673	3	8 650	2 883	12	63 090	5 258
FREEHOLD	R0 - R400 000	--	--	--	--	--	--	--	--	--	--	--	
	R400 000 - R800 000	--	--	--	--	--	--	--	--	--	--	--	
	R800 000 - R1.5mil	--	--	--	--	--	--	--	--	--	--	--	
	R1.5mil - R3mil	--	--	--	--	--	--	--	--	1	1 800	1 800	
	Greater than R3mil	--	--	--	1	28 000	28 000	1	17 000	17 000	8	69 220	8 653
	Total	0	0	0	1	28 000	28 000	1	17 000	17 000	9	71 020	7 891
SECTIONAL SCHEME	R0 - R400 000	--	--	--	--	--	--	--	--	--	--	--	
	R400 000 - R800 000	--	--	--	--	--	--	--	--	--	--	--	
	R800 000 - R1.5mil	--	--	--	--	--	1	1 150	1 150	6	6 825	1 138	
	R1.5mil - R3mil	--	--	--	1	2 600	2 600	5	10 430	2 086	22	49 105	2 232
	Greater than R3mil	--	--	--	3	14 420	4 807	--	--	--	11	48 900	4 445
	Total	0	0	0	4	17 020	4 255	6	11 580	1 930	39	104 830	2 688
Total Transfers	1	14 400	14 400	14	141 078	10 077	10	37 230	3 723	60	238 940	3 982	



Average Price (R'000)

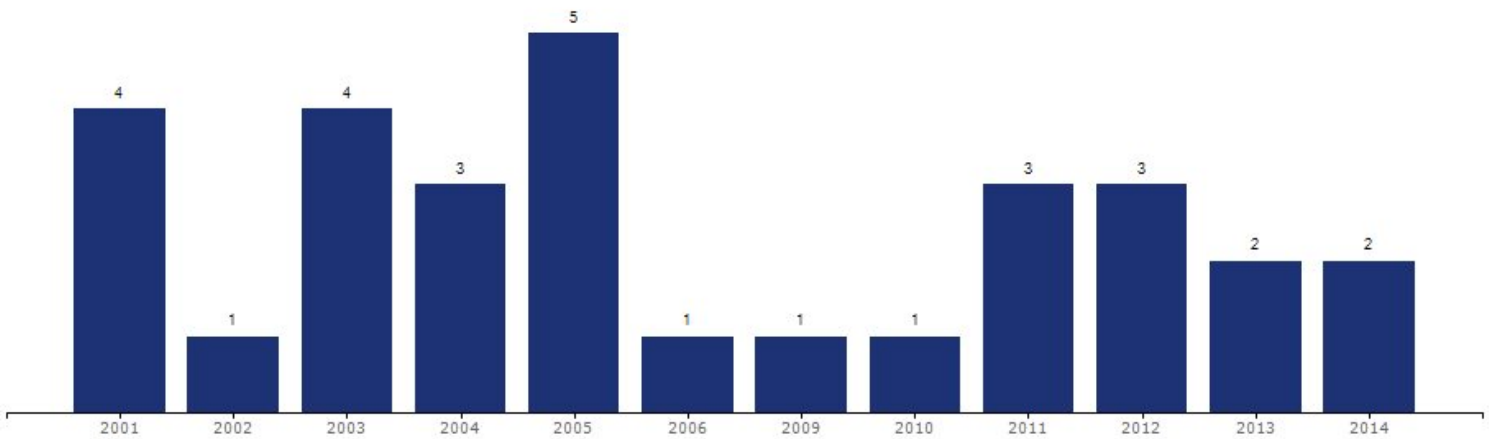


Number of Registrations



Sales In Execution

Number of sales in execution





Freehold

Nearest Suburb Ranking

Suburb	Municipality	Province	Rank	Average Valuation
SANDHURST	CITY OF JOHANNESBURG	GAUTENG	1	R 15 496 053
DUNKELD	CITY OF JOHANNESBURG	GAUTENG	10	R 10 149 176
HYDE PARK	CITY OF JOHANNESBURG	GAUTENG	15	R 9 642 105
DUNKELD WEST	CITY OF JOHANNESBURG	GAUTENG	27	R 8 218 504
ILLOVO	CITY OF JOHANNESBURG	GAUTENG	36	R 7 086 420
INANDA	CITY OF JOHANNESBURG	GAUTENG	43	R 6 678 063
ROSEBANK	CITY OF JOHANNESBURG	GAUTENG	63	R 5 555 072
CRAIGHALL	CITY OF JOHANNESBURG	GAUTENG	155	R 4 068 998
CRAIGHALL PARK	CITY OF JOHANNESBURG	GAUTENG	208	R 3 719 316
PARKMORE	CITY OF JOHANNESBURG	GAUTENG	289	R 3 228 028

National Ranking

Number of suburbs: 5769

Suburb	Municipality	Province	Rank	Average Valuation
DUNKELD	CITY OF JOHANNESBURG	GAUTENG	10	R 10 149 176
BISHOPSCOURT	CITY OF CAPE TOWN	WESTERN CAPE	11	R 9 934 735
PEZULA PRIVATE ESTATE	KNYSNA	WESTERN CAPE	12	R 9 829 730
CAMPS BAY	CITY OF CAPE TOWN	WESTERN CAPE	13	R 9 823 157
CONSTANTIA HEIGHTS	CITY OF CAPE TOWN	WESTERN CAPE	14	R 9 737 598
HYDE PARK	CITY OF JOHANNESBURG	GAUTENG	15	R 9 642 105
BLAIR ATHOLL	CITY OF TSHWANE	GAUTENG	16	R 9 510 094
HIGGOVALE	CITY OF CAPE TOWN	WESTERN CAPE	17	R 9 481 567
CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	18	R 9 430 827
SWAANSWYK ROAD	CITY OF CAPE TOWN	WESTERN CAPE	19	R 9 000 000

National Ranking

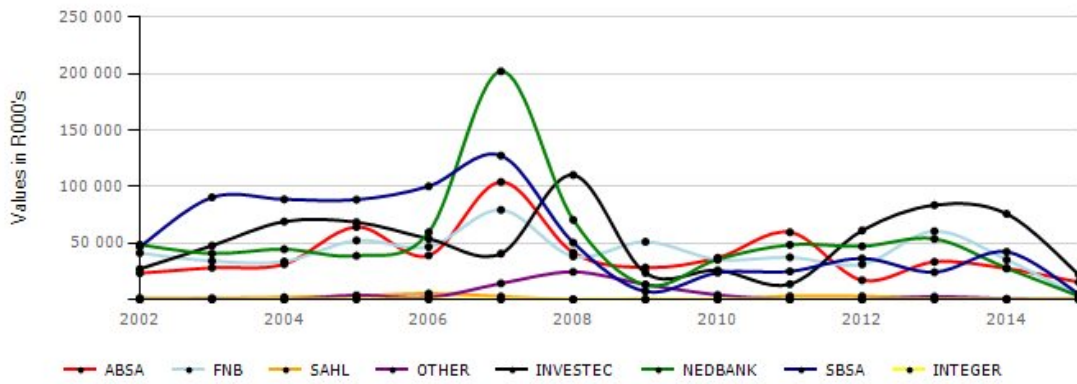
Number of suburbs: 2295

Suburb	Municipality	Province	Rank	Average Valuation
SIMBITHI	KWADUKUZA	KWAZULU NATAL	51	R 2 525 997
DUNKELD WEST	CITY OF JOHANNESBURG	GAUTENG	52	R 2 470 724
OVERKLOOF	CITY OF CAPE TOWN	WESTERN CAPE	53	R 2 465 455
WHITE RIVER COUNTRY ESTATE	MBOMBELA	MPUMALANGA	54	R 2 446 316
SELBOURNE GOLF ESTATE	UMDONI	KWAZULU NATAL	55	R 2 444 667
HYDE PARK	CITY OF JOHANNESBURG	GAUTENG	56	R 2 420 684
BAILEYS MUCKLENEUK	CITY OF TSHWANE	GAUTENG	57	R 2 414 789
THE INTERCHANGE	CITY OF CAPE TOWN	WESTERN CAPE	58	R 2 414 333
TINLEY MANOR BEACH	KWADUKUZA	KWAZULU NATAL	59	R 2 408 125
UMHLALI BEACH	KWADUKUZA	KWAZULU NATAL	60	R 2 359 778

Lending By Institution



(values in R 000)





Amenity	Type	Distance (km)
bp - Hutton Hyde Park	Filling Station	0.79 km
Shell - Hyde Park	Filling Station	0.84 km
Shell - Sandhurst	Filling Station	1.04 km
Gautrain Bus Stop - Saint David's	Bus Station	0.90 km
Gautrain Bus Stop - Rivonia Road & Ferguson Road	Bus Station	0.91 km
Gautrain Bus Stop - Rivonia Road & Boundary Road	Bus Station	0.96 km
Police SAPS - Rosebank	Police Station	2.37 km
Police SAPS - Parkview	Police Station	4.12 km
Police SAPS - Bramley	Police Station	4.55 km
Saint David's Marist Inanda - Main Entrance	Combined School	0.93 km
Saint Davis Marist Nanda School	Combined School	1.04 km
Hyde Park High School	Secondary School	0.22 km
Hyde Park Shopping Centre - 1st Road Entrance	Shopping Centre	0.54 km
Hyde Park Corner Shopping Centre - 6th Road Entrance	Shopping Centre	0.60 km
Hyde Square	Shopping Centre	0.80 km
University of Pretoria - Gordon Institute of Business Science	Tertiary Institution	0.93 km
LISOF	Tertiary Institution	2.40 km
Damelin	Tertiary Institution	2.72 km

Disclaimer

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