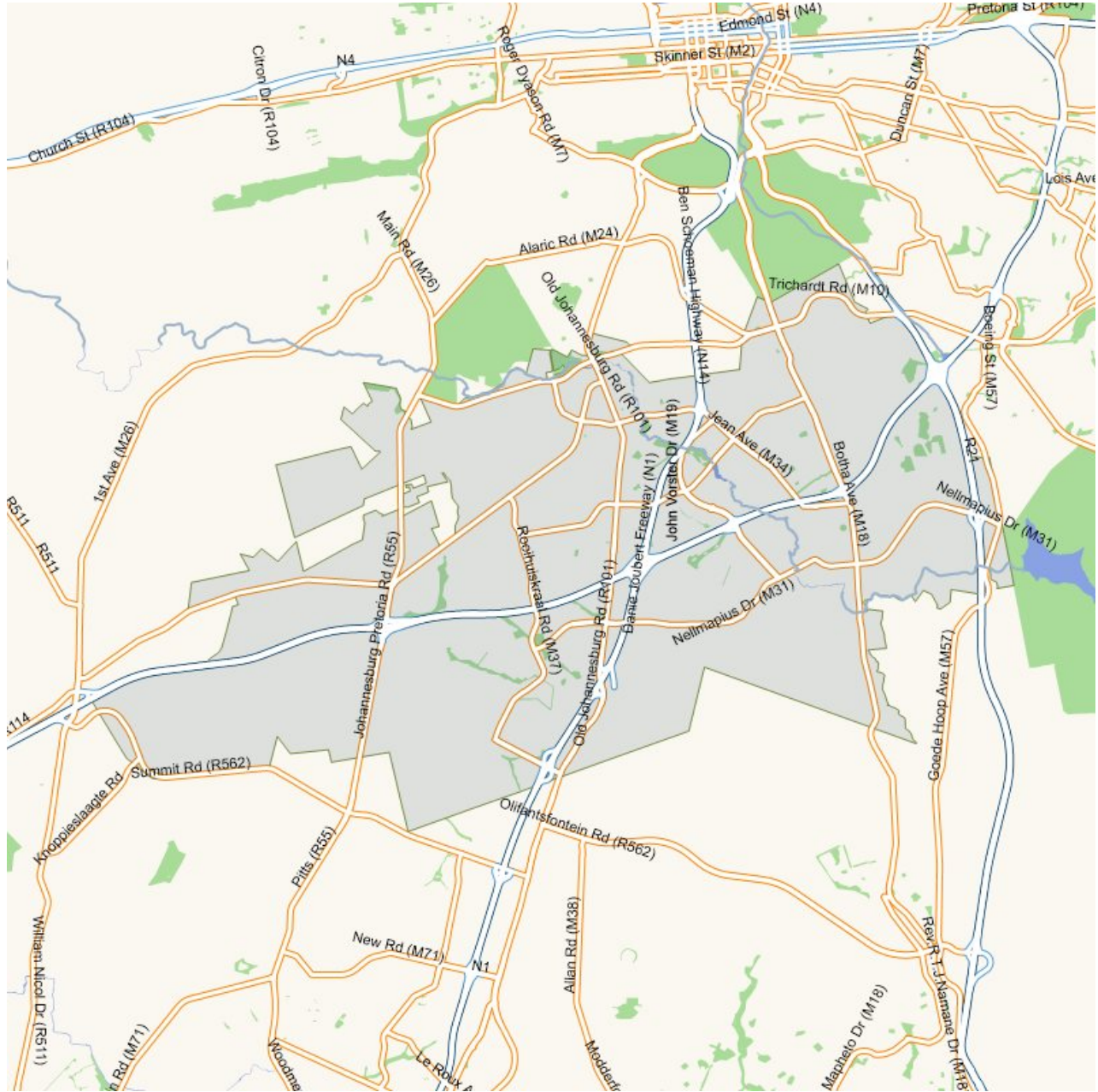
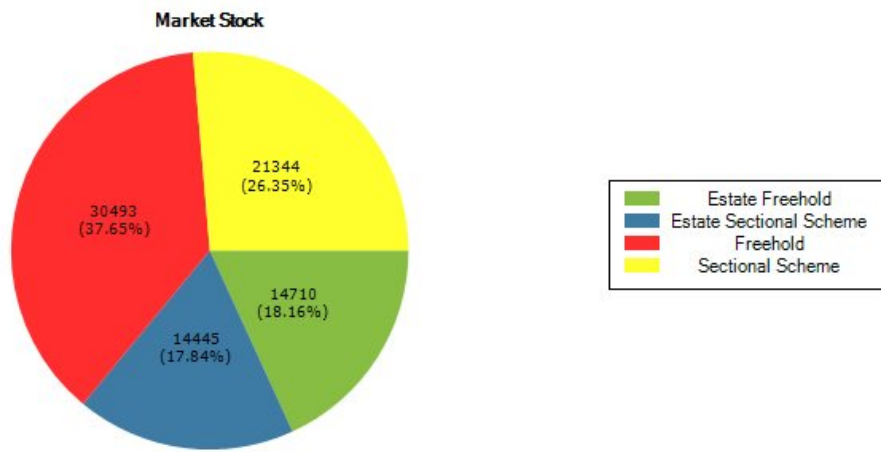


Town Details

Town:	Centurion	Municipality:	City of Tshwane
Province:	Gauteng		

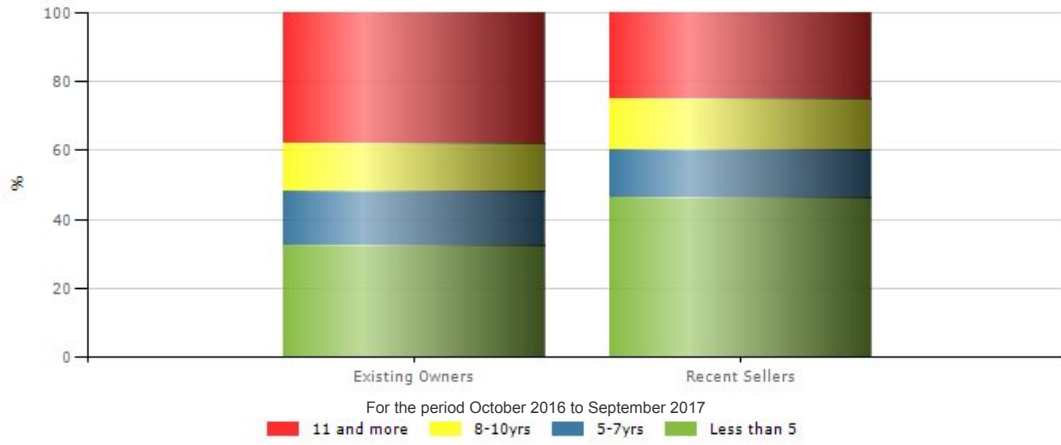




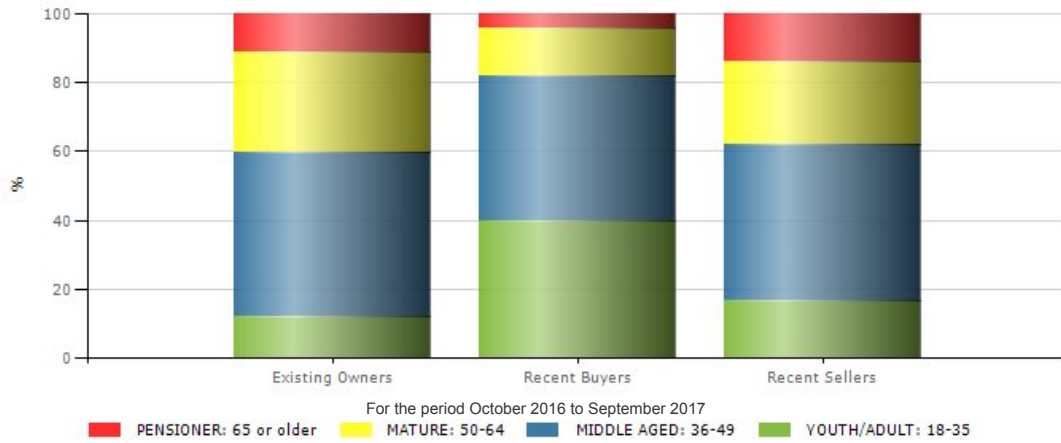
Demographics

Average Household Income Range	LSM	Income Class	Number Adults
A: <R2000	No Income Information	NOT TOO POOR	
A: <R2000	No Income Information	POOR	
B: R2,000 - R4,000	LSM 1 - LSM 3	NOT TOO POOR	
B: R2,000 - R4,000	LSM 1 - LSM 3	POOR	
C: R4,000 - R9,000	LSM 4 - LSM 7 Low	No Classification: Income range too wide to classify	
C: R4,000 - R9,000	LSM 4 - LSM 7 Low	NOT TOO POOR	
C: R4,000 - R9,000	LSM 4 - LSM 7 Low	POOR	
D: R9,000 - R17,000	LSM 4 - LSM 7 Low	COMFORTABLE	
D: R9,000 - R17,000	LSM 4 - LSM 7 Low	No Classification: Income range too wide to classify	
D: R9,000 - R17,000	LSM 4 - LSM 7 Low	NOT TOO POOR	
D: R9,000 - R17,000	LSM 4 - LSM 7 Low	POOR	
E: R17,000 - R25,000	LSM 7 High - LSM 8 Low	COMFORTABLE	
E: R17,000 - R25,000	LSM 7 High - LSM 8 Low	No Classification: Income range too wide to classify	
E: R17,000 - R25,000	LSM 7 High - LSM 8 Low	NOT TOO POOR	
E: R17,000 - R25,000	LSM 7 High - LSM 8 Low	POOR	
F: R25,000 - R35,000	LSM 8 High	COMFORTABLE	
F: R25,000 - R35,000	LSM 8 High	No Classification: Income range too wide to classify	
F: R25,000 - R35,000	LSM 8 High	NOT TOO POOR	
G: R35,000 - R45,000	LSM 9 Low	COMFORTABLE	
G: R35,000 - R45,000	LSM 9 Low	No Classification: Income range too wide to classify	
G: R35,000 - R45,000	LSM 9 Low	NOT TOO POOR	
G: R35,000 - R45,000	LSM 9 Low	WEALTHY	
H: R45,000 - R55,000	LSM 9 High	COMFORTABLE	
H: R45,000 - R55,000	LSM 9 High	No Classification: Income range too wide to classify	
H: R45,000 - R55,000	LSM 9 High	NOT TOO POOR	
H: R45,000 - R55,000	LSM 9 High	WEALTHY	
I: R55,000 - R70,000	LSM 10 Low	COMFORTABLE	
I: R55,000 - R70,000	LSM 10 Low	No Classification: Income range too wide to classify	
I: R55,000 - R70,000	LSM 10 Low	NOT TOO POOR	
I: R55,000 - R70,000	LSM 10 Low	WEALTHY	
J: R70,000 - R90,000	LSM 10 High	COMFORTABLE	
J: R70,000 - R90,000	LSM 10 High	No Classification: Income range too wide to classify	
J: R70,000 - R90,000	LSM 10 High	WEALTHY	
K: R90,000 - R115,000	LSM 10 High	COMFORTABLE	
K: R90,000 - R115,000	LSM 10 High	No Classification: Income range too wide to classify	
K: R90,000 - R115,000	LSM 10 High	WEALTHY	
L: R115,000 - R135,000	LSM 10 High	COMFORTABLE	
L: R115,000 - R135,000	LSM 10 High	WEALTHY	
M: >R135,000	LSM 10 High	No Classification: Income range too wide to classify	
M: >R135,000	LSM 10 High	SUPERWEALTHY	
M: >R135,000	LSM 10 High	WEALTHY	
No Classification: Airport	No Income Information	No Classification: Airport	
No Classification: Business Park	No Income Information	No Classification: Business Park	
No Classification: Golf Course	No Income Information	No Classification: Golf Course	
No Classification: Harbour	No Income Information	No Classification: Harbour	
No Classification: Hospital	No Income Information	No Classification: Hospital	
No Classification: Income range too wide to classify	No Income Information	COMFORTABLE	275
No Classification: Income range too wide to classify	No Income Information	COMFORTABLE	276
No Classification: Income range too wide to classify	No Income Information	No Classification: Income range too wide to classify	275
No Classification: Income range too wide to classify	No Income Information	No Classification: Income range too wide to classify	276
No Classification: Income range too wide to classify	No Income Information	NOT TOO POOR	275
No Classification: Income range too wide to classify	No Income Information	NOT TOO POOR	276
No Classification: Income range too wide to classify	No Income Information	POOR	275
No Classification: Income range too wide to classify	No Income Information	POOR	276
No Classification: Income range too wide to classify	No Income Information	WEALTHY	275
No Classification: Income range too wide to classify	No Income Information	WEALTHY	276
No Classification: Industrial	No Income Information	No Classification: Industrial	
No Classification: Low Residential Property and Income Information	No Income Information	No Classification: Low Residential Property and Income Information	
No Classification: Low Residential Property Levels	No Income Information	No Classification: Low Residential Property Levels	869
No Classification: No Income Classification on EA and surrounding EAs	No Income Information	No Classification: No Income Classification on EA and surrounding EAs	
No Classification: Office Estate	No Income Information	No Classification: Office Estate	
No Classification: Rural Area	No Income Information	No Classification: Rural Area	2512
No Classification: University	No Income Information	No Classification: University	

Period of Ownership



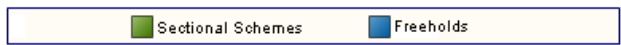
Age of Residents



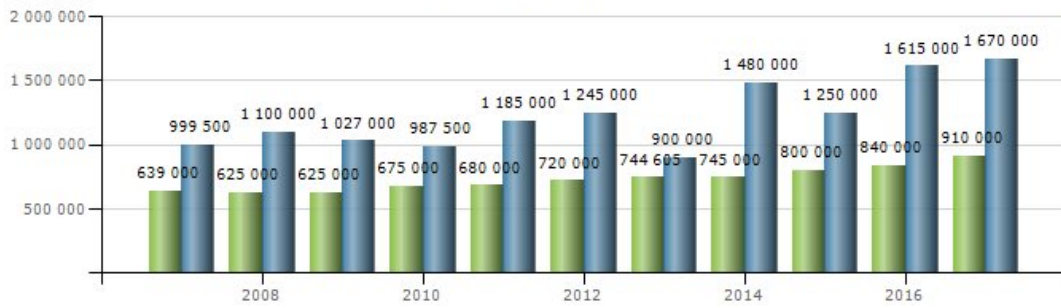
Transfer Information

*All ZAR Values in R'000			Last 3 Months (July 2017 to September 2017)				Last 12 Months (October 2016 to September 2017)			
New/Repeat	Property Type	Price Band	Count	% of Count	Value (ZAR)	% of Value	Count	% of Count	Value (ZAR)	% of Value
NEW	EST	R0 - R400000	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		R400000 - R800000	1	4.800000	585	2.200000	20	18.500000	14 143	10.200000
		R800000 - R1.5mil	13	61.900000	14 035	51.500000	52	48.100000	52 490	37.800000
		R1.5mil - R3mil	7	33.300000	12 611	46.300000	36	33.300000	72 272	52.000000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Total		21		27 231		108		138 905
FH	FH	R0 - R400000	0	0.000000	0	0.000000	13	92.900000	415	27.400000
		R400000 - R800000	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		R800000 - R1.5mil	0	0.000000	0	0.000000	1	7.100000	1 100	72.600000
		R1.5mil - R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Total		0		0		14		1 515
SS	SS	R0 - R400000	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		R400000 - R800000	2	66.700000	1 114	57.900000	2	66.700000	1 114	57.900000
		R800000 - R1.5mil	1	33.300000	808	42.100000	1	33.300000	808	42.100000
		R1.5mil - R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Total		3		1 922		3		1 922
REPEAT	EST	R0 - R400000	4	0.900000	606	0.100000	8	0.400000	1 864	0.100000
		R400000 - R800000	62	13.300000	42 126	5.200000	354	19.000000	240 990	7.600000
		R800000 - R1.5mil	173	37.200000	197 338	24.300000	625	33.500000	713 083	22.300000
		R1.5mil - R3mil	183	39.400000	370 294	45.700000	692	37.100000	1 444 377	45.300000
		Greater than R3mil	43	9.300000	200 354	24.700000	184	9.900000	791 477	24.800000
		Total		465		810 718		1 863		3 191 792
FH	FH	R0 - R400000	14	5.100000	3 450	0.800000	38	3.700000	7 712	0.500000
		R400000 - R800000	19	7.000000	12 832	2.800000	72	7.100000	49 168	3.000000
		R800000 - R1.5mil	108	39.600000	136 150	30.100000	392	38.500000	491 185	29.700000
		R1.5mil - R3mil	119	43.600000	228 285	50.400000	473	46.500000	902 619	54.600000
		Greater than R3mil	13	4.800000	72 280	16.000000	42	4.100000	201 619	12.200000
		Total		273		452 997		1 017		1 652 303
SS	SS	R0 - R400000	11	2.800000	3 177	0.900000	48	2.500000	16 290	1.000000
		R400000 - R800000	155	39.200000	100 660	27.900000	1 008	52.200000	612 820	37.500000
		R800000 - R1.5mil	215	54.400000	232 149	64.400000	785	40.700000	827 991	50.700000
		R1.5mil - R3mil	14	3.500000	24 620	6.800000	87	4.500000	161 851	9.900000
		Greater than R3mil	0	0.000000	0	0.000000	2	0.100000	15 550	1.000000
		Total		395		360 606		1 930		1 634 502

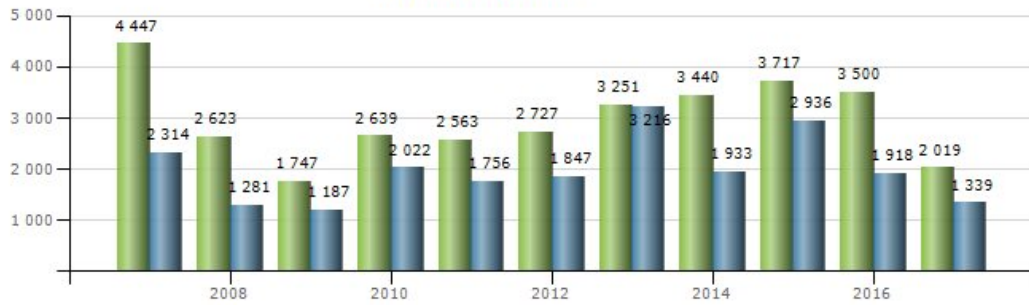
Totals	Totals Per Price band	R0 - R400000	41	3.319800	9 701	0.561700	152	2.875500	36 307	0.520100
		R400000 - R800000	270	21.862300	176 693	10.230400	1 595	30.174000	1 008 408	14.446700
		R800000 - R1.5mil	539	43.643700	609 007	35.261300	1 993	37.703300	2 225 502	31.883200
		R1.5mil - R3mil	326	26.396700	641 389	37.136200	1 303	24.650000	2 610 835	37.403600
		Greater than R3mil	59	4.777300	290 334	16.810200	243	4.597000	1 099 114	15.746200
	Total		1 235		1 727 125		5 286		6 980 166	
NEW	EST	R0 - R400000	1	11.100000	10	0.200000	5	9.300000	873	1.800000
		R400000 - R800000	5	55.600000	3 040	46.700000	17	31.500000	11 226	23.600000
		R800000 - R1.5mil	3	33.300000	3 460	53.200000	29	53.700000	29 885	62.800000
		R1.5mil - R3mil	0	0.000000	0	0.000000	3	5.600000	5 597	11.800000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
	Total		9		6 510		54		47 581	
	FH	R0 - R400000	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		R400000 - R800000	0	0.000000	0	0.000000	1	100.000000	420	100.000000
		R800000 - R1.5mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		R1.5mil - R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
	Total		0		0		1		420	
REPEAT	EST	R0 - R400000	3	6.000000	758	1.400000	16	7.000000	4 147	1.700000
		R400000 - R800000	17	34.000000	11 204	20.600000	90	39.600000	60 896	24.900000
		R800000 - R1.5mil	26	52.000000	25 066	46.000000	103	45.400000	103 714	42.400000
		R1.5mil - R3mil	2	4.000000	3 980	7.300000	9	4.000000	17 320	7.100000
		Greater than R3mil	2	4.000000	13 500	24.800000	9	4.000000	58 460	23.900000
	Total		50		54 508		227		244 535	
	FH	R0 - R400000	8	50.000000	1 700	27.700000	24	41.400000	5 006	19.100000
		R400000 - R800000	8	50.000000	4 433	72.300000	30	51.700000	16 932	64.700000
		R800000 - R1.5mil	0	0.000000	0	0.000000	4	6.900000	4 250	16.200000
		R1.5mil - R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
		Greater than R3mil	0	0.000000	0	0.000000	0	0.000000	0	0.000000
	Total		16		6 133		58		26 188	



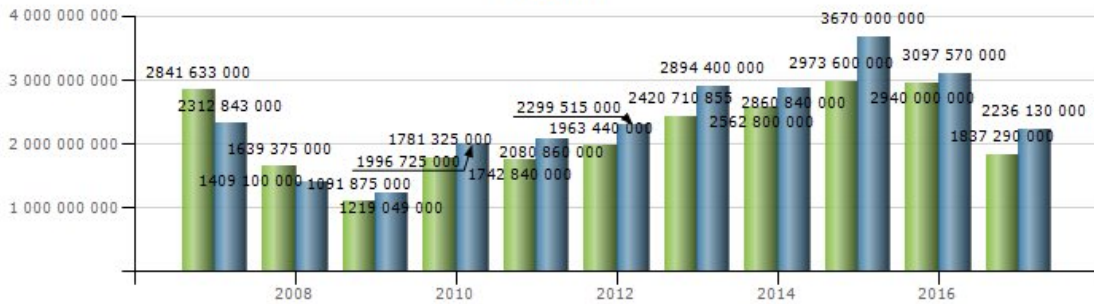
Median Price (R'000)



Number of Registrations

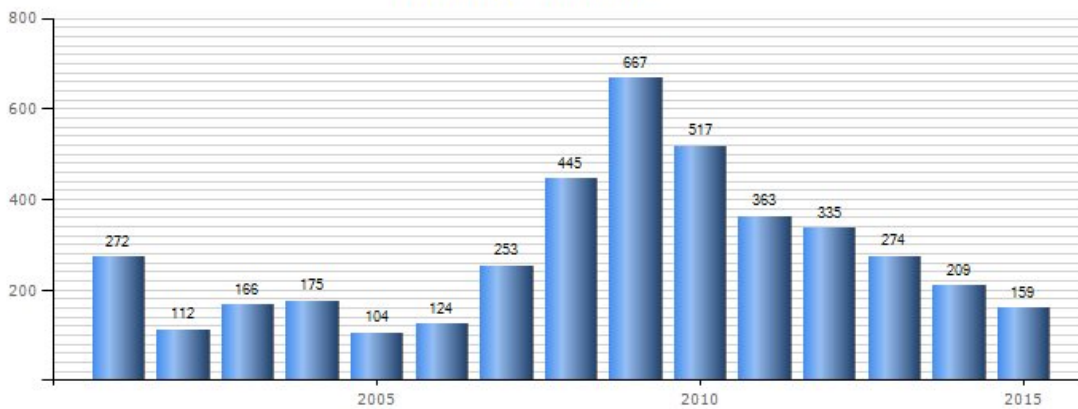


Total Value



Sales In Execution

Number of sales in execution



Town Ranking

i The **Town Ranking** tables enable users to identify those Towns most similar in average price to the subject Town. The ranking is provided against other Towns in the municipality, province and country.

FREEHOLD

Nearest Town Ranking

	Town	Municipality	Province	Rank	Average Valuation (R)
View	Mogale City NU	Mogale City	Gauteng	1	R 10 950 000
View	Bedfordview	Ekurhuleni	Gauteng	4	R 3 950 000
View	Midstream	Ekurhuleni	Gauteng	13	R 3 250 000
View	City of Tshwane NU	City of Tshwane	Gauteng	47	R 1 750 000
View	Centurion	City of Tshwane	Gauteng	58	R 1 600 000
View	Pretoria	City of Tshwane	Gauteng	95	R 1 200 000
View	Clayville	Ekurhuleni	Gauteng	304	R 580 000
View	Midrand	City of Johannesburg	Gauteng	400	R 460 000
View	Tembisa	Ekurhuleni	Gauteng	422	R 440 000
View	Ekurhuleni NU	Ekurhuleni	Gauteng	506	R 350 000

National Ranking

	Town	Municipality	Province	Rank	Median Valuation (R)
View	Randburg	City of Johannesburg	Gauteng	53	R 1 650 000
View	Bellville	City of Cape Town	Western Cape	54	R 1 650 000
View	Cintsa	Great Kei	Eastern Cape	55	R 1 650 000
View	Boggomsbaai	Mossel Bay	Western Cape	56	R 1 650 000
View	Arniston	Cape Agulhas	Western Cape	57	R 1 650 000
View	Centurion	City of Tshwane	Gauteng	58	R 1 600 000
View	Fish Hoek	City of Cape Town	Western Cape	59	R 1 600 000
View	Hilton	uMngeni	KwaZulu-Natal	60	R 1 600 000
View	George NU	George	Western Cape	61	R 1 600 000
View	Sol Plaatjie NU	Sol Plaatjie	Northern Cape	62	R 1 600 000

SECTIONAL SCHEME

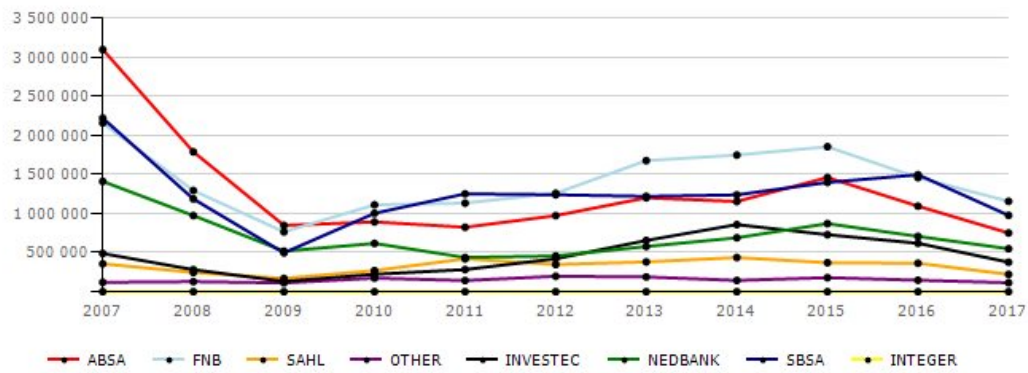
National Ranking

	Town	Municipality	Province	Rank	Average Valuation (R)
View	Wilderness	George	Western Cape	59	R 960 000
View	Milnerton	City of Cape Town	Western Cape	60	R 940 000
View	Langebaan	Saldanha Bay	Western Cape	61	R 940 000
View	Melkbosstrand	City of Cape Town	Western Cape	62	R 940 000
View	Umtata	King Sabata Dalindyebo	Eastern Cape	63	R 940 000
View	Centurion	City of Tshwane	Gauteng	64	R 900 000
View	Margate	Ray Nkonyeni	KwaZulu-Natal	65	R 900 000
View	Muizenberg	City of Cape Town	Western Cape	66	R 900 000
View	Scottburgh	Umdoni	KwaZulu-Natal	67	R 900 000
View	Knysna	Knysna	Western Cape	68	R 900 000

Bond Information

*All ZAR Values in R'000		Last 3 Months (July 2017 to September 2017)				Last 12 Months (October 2016 to September 2017)			
		Bond Type	Institution	Count	% of Count	Value (ZAR)	% of Value	Count	% of Count
ORDINARY LOAN	ABSA	154	16.400000	197 299	16.100000	672	17.600000	794 015	16.600000
	FNB	316	33.700000	378 090	30.900000	1 181	31.000000	1 351 781	28.300000
	INVESTEC	56	6.000000	92 885	7.600000	214	5.600000	400 014	8.400000
	NEDBANK	131	14.000000	165 962	13.600000	503	13.200000	655 054	13.700000
	OTHER	15	1.600000	46 710	3.800000	81	2.100000	133 955	2.800000
	OTHER BANK	4	0.400000	3 650	0.300000	17	0.400000	28 099	0.600000
	SAHL	45	4.800000	41 920	3.400000	221	5.800000	237 368	5.000000
	SBSA	216	23.100000	296 058	24.200000	924	24.200000	1 180 821	24.700000
Total:		937		1 222 574		3 813		4 781 105	
FURTHER ADVANCE	ABSA	48	27.300000	30 436	30.900000	193	26.800000	109 333	25.000000
	FNB	38	21.600000	15 613	15.900000	152	21.100000	83 259	19.000000
	INVESTEC	12	6.800000	12 660	12.900000	51	7.100000	46 345	10.600000
	NEDBANK	18	10.200000	5 008	5.100000	57	7.900000	21 627	4.900000
	OTHER	7	4.000000	4 004	4.100000	25	3.500000	16 404	3.700000
	OTHER BANK	1	0.600000	1 046	1.100000	2	0.300000	2 096	0.500000
	SAHL	5	2.800000	2 891	2.900000	23	3.200000	9 360	2.100000
	SBSA	47	26.700000	26 876	27.300000	218	30.200000	149 737	34.200000
Total:		176		98 534		721		438 160	
SWITCH IN	ABSA	23	27.100000	27 387	21.400000	76	23.800000	98 576	21.400000
	FNB	15	17.700000	25 248	19.700000	67	21.000000	90 456	19.600000
	INVESTEC	11	12.900000	18 045	14.100000	38	11.900000	71 555	15.500000
	NEDBANK	6	7.100000	7 747	6.000000	27	8.500000	48 287	10.500000

	OTHER	1	1.200000	542	0.400000	8	2.500000	6 183	1.300000
	OTHER BANK	3	3.500000	5 698	4.400000	6	1.900000	10 158	2.200000
	SAHL	15	17.700000	25 090	19.600000	53	16.600000	69 987	15.200000
	SBSA	11	12.900000	18 450	14.400000	44	13.800000	65 733	14.300000
Total:		85		128 207		319		460 935	
SWITCH OUT	ABSA	15	17.700000	23 295	21.400000	60	18.800000	65 898	17.800000
	FNB	20	23.500000	22 875	21.100000	72	22.600000	73 480	19.800000
	INVESTEC	2	2.400000	8 600	7.900000	14	4.400000	27 380	7.400000
	NEDBANK	7	8.200000	3 863	3.600000	26	8.200000	32 888	8.900000
	OTHER	2	2.400000	3 600	3.300000	13	4.100000	16 646	4.500000
	OTHER BANK	1	1.200000	20	0.000000	3	0.900000	4 659	1.300000
	SAHL	17	20.000000	18 535	17.100000	45	14.100000	52 469	14.100000
	SBSA	21	24.700000	27 868	25.700000	86	27.000000	97 671	26.300000
Total:		85		108 656		319		371 091	
BONDS CANCELLED	ABSA	403	28.300000	215 494	21.800000	1 635	30.300000	866 804	23.500000
	FNB	342	24.000000	254 438	25.800000	1 249	23.100000	909 779	24.700000
	INVESTEC	48	3.400000	66 280	6.700000	196	3.600000	299 239	8.100000
	NEDBANK	178	12.500000	112 023	11.400000	628	11.600000	447 106	12.100000
	OTHER	36	2.500000	25 883	2.600000	112	2.100000	88 503	2.400000
	OTHER BANK	7	0.500000	3 597	0.400000	18	0.300000	17 064	0.500000
	SAHL	81	5.700000	78 237	7.900000	324	6.000000	258 703	7.000000
	SBSA	329	23.100000	231 343	23.400000	1 239	22.900000	801 171	21.700000
Total:		1 424		987 295		5 401		3 688 368	
BANK TOTALS	ABSA	225	18.781300	255 122	17.602900	941	19.390000	1 001 924	17.638800
	FNB	369	30.801300	418 951	28.906800	1 400	28.848100	1 525 495	26.856300
	INVESTEC	79	6.594300	123 590	8.527400	303	6.243500	517 913	9.117800
	NEDBANK	155	12.938200	178 717	12.331100	587	12.095600	724 968	12.763000
	OTHER	23	1.919800	51 256	3.536500	114	2.349000	156 542	2.755900
	OTHER BANK	8	0.667700	10 394	0.717100	25	0.515100	40 353	0.710400
	SAHL	65	5.425700	69 901	4.823000	297	6.119900	316 714	5.575700
	SBSA	274	22.871400	341 383	23.554800	1 186	24.438400	1 396 290	24.581700
Total:		1 198		1 449 314		4 853		5 680 200	



Suburbs

Amberfield	Blue Valley Golf and Country Estate	Bronberrick
Brooklands Estate	Candlewoods Country Estate	Cardinal
Celtisdal	Centurion Cbd	Centurion Golf Estate
Centurion NU	Centurion NU	Centurion NU
Christoburg	Clubview	Clubview Ext 2
Clubview Ext 5 12 40	Copperleaf	Cornwall Hill
Cranbrook Vale	Deltoidia AH	Die Hoewes
Doringkloof	Eco Park Estate	Eldo Glen
Eldo Lakes East	Eldo Lakes West	Eldo Park
Eldo View	Eldoraigue	Erasmia
Gateway Industrial Park	Glen Lauriston	Hennops Park Industrial
Hennospark	Heritage Hill	Heuweloord
Heuwelsig Estate	Highveld	Highveld Techno Park
Highway Industrial Park	Irene	Irene Country Club
Irene Ext 2	Irene Ext 70	Irene Farm Villages
Irene Glen Estate	Kloofsig	Knoppieslaagte AH
Kosmosdal	Laezonia AH	Louwlandia
Lyttelton AH	Lyttelton Manor	Mnandi AH
Monavoni	Monavoni AH	Monrick AH
Mooiplaats	Olievenhoutbos	Pierre van Ryneveld
Raslouw	Raslouw AH	Raslouw Glen
Raslouw Lifestyle Estate	Rietvlei Heights	Rietvlei Ridge
Rooihuiskraal	Rooihuiskraal North	Route 21 Corporate Park
Rua Vista	Southdowns Estate	Stone Ridge Country Estate
Sunderland Ridge AH	Sunderland Ridge Industrial	Tamara Park
Thatchfield	The Reeds	Timsrand AH
Twin Rivers	Ultra City	Valley View Estate
Villa Rosa	Waterkloof Air Force Base	Wierda Glen Estate
Wierda Park	Zwartkop	Zwartkop Ext 7
Zwartkop Golf Estate		

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 Town. 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.

The **Town Details** section shows a map with the outline of the Town which assists the user in visually referencing the area.

All residential transfers are included with the exclusion of sectional title garage units, extreme outliers and probable land sales.

The **Growth and Activity** graphs show the average price and total volume of sales in the selected area by property type for recent years. Only properties which Lightstone classify as privately owned are used in these calculations and sales prices which are not inline with the market values for these properties are excluded from the analysis. This is done to arrive at a more accurate estimate of market value for properties within the selected area. The information used in this analysis is updated monthly. 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 **Age of Residents** bar graph shows the age distribution of owners in the Town and is split into residents and recent sellers.

The **Tenure of Owners** graph depicts the tenure of ownership in the Town and is a measure of ownership stability.

The **Bond Information** table shows the bonds registered in the Town split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The **Lending by Institution** graph shows the total bonds registered by bank and by year for recent years. Values in R000. The data is based on residential bonding activity with the exclusion of sectional title garage units.

The **Town Ranking** tables enable user to identify those suburbs most similar in average price to the subject town. The ranking is provided against other towns in the province and country. Rankings are determined by ranking the residential medians of the Lightstone AVM for the spatial area.

Market Stock Counts are based on residential properties excluding sectional title garages.
