

## Estate Details

Estate Name:	DE ZALZE ESTATE	Area per Unit:	5,641 m2
Suburb:	DE ZALZE GOLF ESTATE	Total Size:	2,944,684 m2
Township:	DE ZALZE	No of SS units on Estate:	41
Municipality:	STELLENBOSCH	No of Erven on Estate:	481
Coordinates (Lat/Long):	-33.9729, 18.8270	No of Properties on Estate:	522



## Transfer Information (Freehold Units in the Estate)

Reg Date	Purchase Date	Purchase Price	Erf Size	Title Deed No
20100525	20100304	275 020	500	T25043/2010
20100304	20091007	3 400 000	437	T10604/2010
20100304	20071101	900 000	437	T10603/2010
20100301	20100108	7 600 000	600	T9546/2010
20100301	20091019	8 750 000	900	T9894/2010
20100219	20091117	6 000 000	500	T7994/2010
20100203	20091104	4 000 000	519	T4940/2010
20100127	20091029	6 300 000	816	T3683/2010
20100104	20091102	1 700 000	358	T33/2010
20091211	20090714	1 650 000	380	T62260/2009

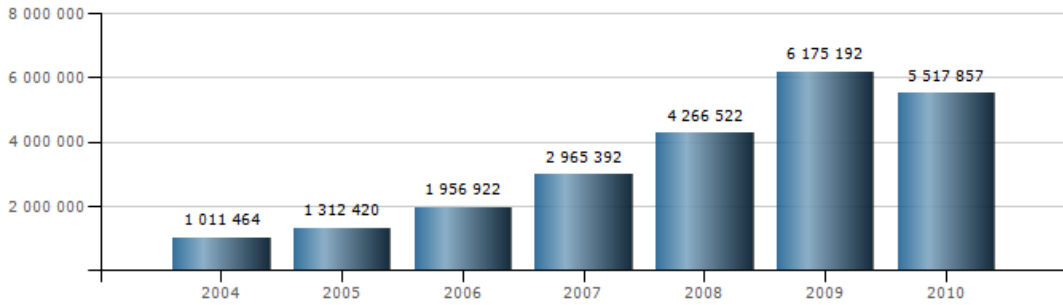
## Transfer Information (Sectional Title Units in the Estate)

Sect Scheme Name	Unit	Size	Reg Date	Purchase Date	Purchase Price	Title Deed No
SS WINELANDS GOLF LODGES	41	457	20100531	20090914	1	ST7557/2010
SS WINELANDS GOLF LODGES	16	147	20091214	20090930	2 835 000	ST18106/2009
SS WINELANDS GOLF LODGES	4	82	20091020	20090722	1 900 000	ST14732/2009
SS WINELANDS GOLF LODGES	2	293	20091014	20090731	3 947 368	ST14544/2009
SS WINELANDS GOLF LODGES	28	146	20091002	20071008	2 835 000	ST14102/2009
SS WINELANDS GOLF LODGES	25	153	20091001	20071017	2 835 000	ST14026/2009
SS WINELANDS GOLF LODGES	3	293	20090930	20090522	4 892 500	ST14003/2009
SS WINELANDS GOLF LODGES	11	180	20090930	20071008	3 450 000	ST13988/2009
SS WINELANDS GOLF LODGES	15	154	20090625	20071219	2 975 000	ST9660/2009
SS WINELANDS GOLF LODGES	5	81	20090625	20071008	2 225 000	ST9657/2009

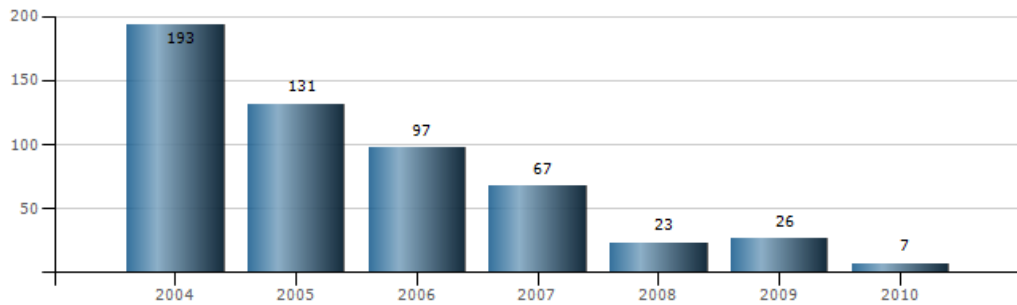
Growth and Activity



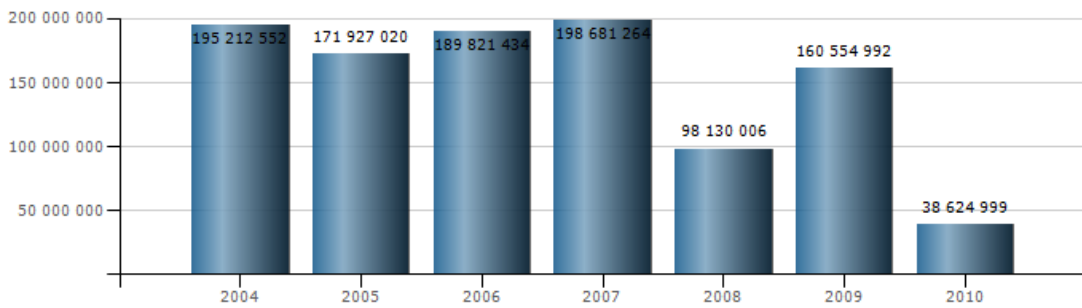
Average Price



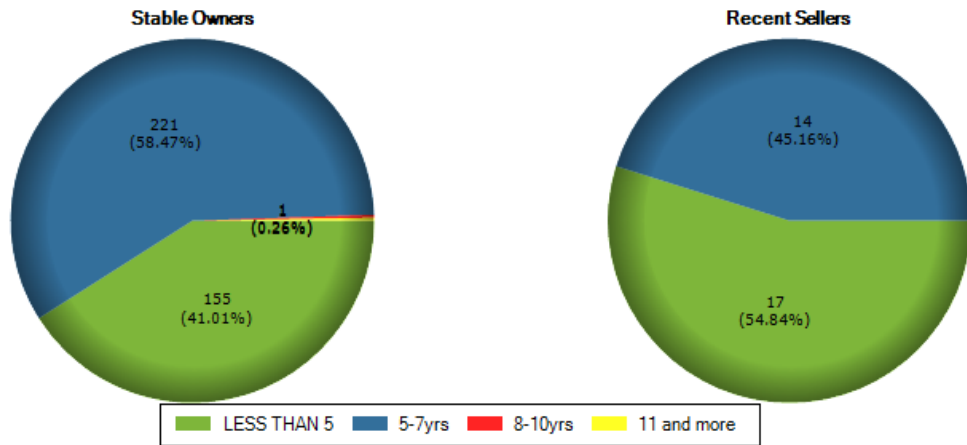
Number of Sales



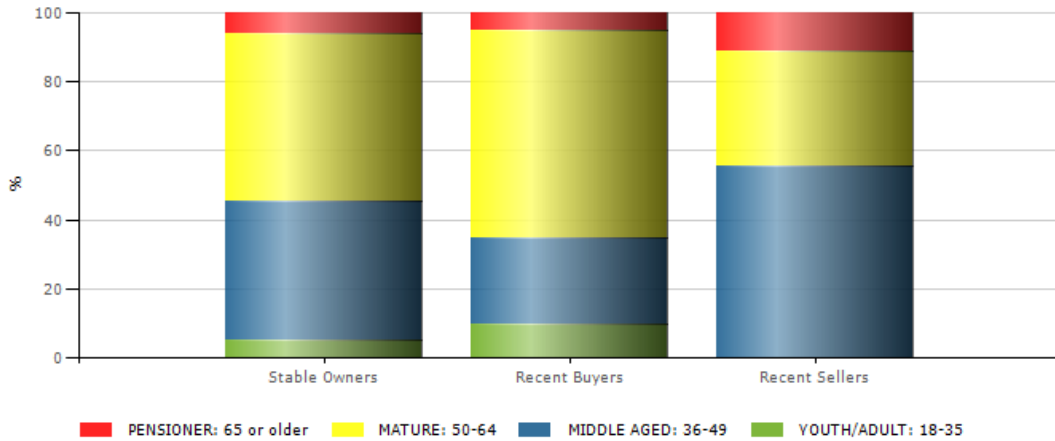
Total Value



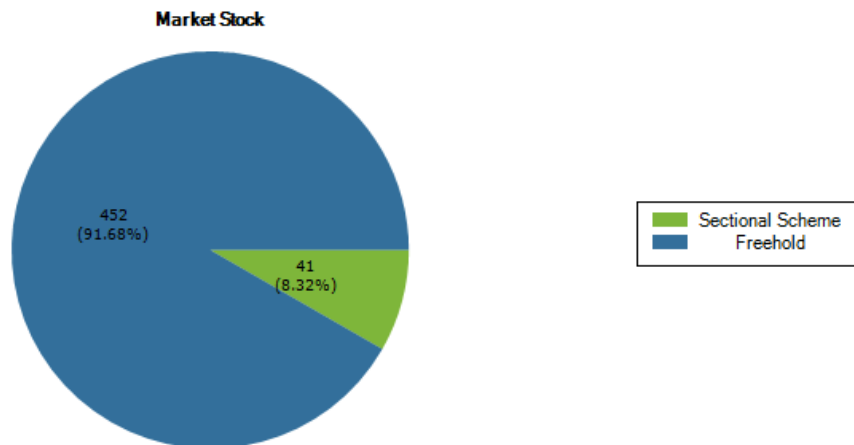
Tenure of Owners



Age of Residents



Market Stock



## National Ranking

Number of Estates: 1836

Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
STRAWBERRY FIELDS	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	24	23	5 886 111
CEZANNE	BRYANSTON	CITY OF JOHANNESBURG	GAUTENG	6	24	5 850 000
FANCOURT GOLF ESTATE	FANCOURT GOLF COURSE	GEORGE	WESTERN CAPE	487	25	5 811 725
WHALE ROCK RIDGE	PLETTENBERG BAY	PLETTENBERG BAY	WESTERN CAPE	188	26	5 781 481
HIGHWAY BUSINESS PARK	HIGHWAY INDUSTRIAL PARK	CITY OF TSHWANE	GAUTENG	40	27	5 772 593
DE ZALZE ESTATE	DE ZALZE GOLF ESTATE	STELLENBOSCH	WESTERN CAPE	522	28	5 754 916
WOODMEAD PARK OFFICE ESTATE	WOODMEAD EAST	CITY OF JOHANNESBURG	GAUTENG	66	29	5 746 364
TOMAN CLOSE	HYDE PARK	CITY OF JOHANNESBURG	GAUTENG	19	30	5 705 333
KHYBER FOUNTAINS	KHYBER ROCK	CITY OF JOHANNESBURG	GAUTENG	24	31	5 635 455
RIVERCLUB COUNTRY ESTATE	RIVER CLUB	CITY OF JOHANNESBURG	GAUTENG	24	32	5 605 909
FIRGROVE ESTATE	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	17	33	5 516 250

## Provincial Ranking

Number of Estates: 490

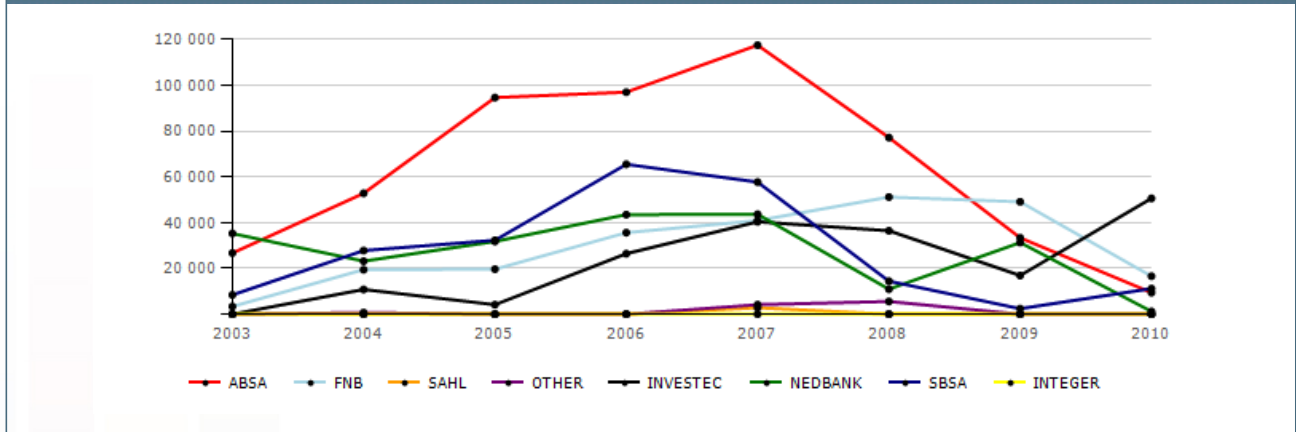
Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
LA FERME CHANTELLE	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	28	5	7 054 545
DOMAINE DES ANGES ESTATE	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	44	6	5 941 250
STRAWBERRY FIELDS	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	24	7	5 886 111
FANCOURT GOLF ESTATE	FANCOURT GOLF COURSE	GEORGE	WESTERN CAPE	487	8	5 811 725
WHALE ROCK RIDGE	PLETTENBERG BAY	PLETTENBERG BAY	WESTERN CAPE	188	9	5 781 481
DE ZALZE ESTATE	DE ZALZE GOLF ESTATE	STELLENBOSCH	WESTERN CAPE	522	10	5 754 916
FIRGROVE ESTATE	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	17	11	5 516 250
THE PADDOCKS	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	10	12	5 400 000
UITSIG CLOSE	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	19	13	5 334 118
ERINVALE GOLF ESTATE	ERINVALE ESTATE	CITY OF CAPE TOWN	WESTERN CAPE	434	14	5 166 897
HIGH WYCOMBE	CONSTANTIA	CITY OF CAPE TOWN	WESTERN CAPE	16	15	5 111 429

## Municipal Ranking

Number of Estates: 20

Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
LA FERME CHANTELLE	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	28	1	7 054 545
DOMAINE DES ANGES ESTATE	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	44	2	5 941 250
DE ZALZE ESTATE	DE ZALZE GOLF ESTATE	STELLENBOSCH	WESTERN CAPE	522	3	5 754 916
VALLEELUSTRE	LA PASTORALE	STELLENBOSCH	WESTERN CAPE	13	4	4 378 571
MONT BLANC	LA PASTORALE	STELLENBOSCH	WESTERN CAPE	15	5	4 047 692
LE AVENUE DE FRANSCHHOEK	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	20	6	3 274 118
FRANSCHHOEK ESTATE	FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	154	7	2 844 196
JONKERSPARK	JONKERSPARK	STELLENBOSCH	WESTERN CAPE	48	8	2 424 419

Lending By Institution (values in R000)



Amenities:

Type	Amenity	Distance
Hospital/Clinic	Medi-Clinic	1.50 Km
Hospital/Clinic	Don & Pat Bilton Clinic	2.16 Km
Hospital/Clinic	Medi-Clinic	3.18 Km
Hospital/Clinic	Medi-Clinic - Stellenbosch - Emergency Unit Parking Area	3.73 Km
PrePrimarySchool	Kadouterland	2.54 Km
PrePrimarySchool	Montessori Pre Primary School	3.15 Km
PrimarySchool	Waldorf Primary School	1.48 Km
PrimarySchool	Weber Gedenk Primary School	2.27 Km
PrimarySchool	Rhenish Primary School	4.00 Km
ShoppingCentre	Stellenbosch Square	1.46 Km
ShoppingCentre	Convenience Centre	2.37 Km
ShoppingCentre	Die Brood Shopping Centre	3.85 Km

#### 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

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

The **Transfer Information** lists all property transfers registered within the last 12 months. A maximum number of 20 transfers will be displayed.

The **Growth and Activity** graphs show the average price and total volume of sales in the estate by property type for the last 5 years.

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

The **Age of Residents** bar graph shows the age distribution of owners in the estate and is split into residents and recent sellers.

The **Market Stock** gives a view of the number of freehold and sectional title properties within the estate.

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

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

The **Lending By Institution** graph shows the total bonds registered by bank by year for the past 5 years in the estate.

The **Amenities Listing** shows the closest amenities to the subject estate including the distance from the subject estate.