

Property Report



[Redacted Name]

[Redacted Address]



Property Details

FREEHOLD



[Redacted Address]

Estate: [Redacted]

Suburb: Bryanston

LEGAL

[Redacted]

[Redacted]

Town: "BRYANSTON EXT 66"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

LAND SIZE (REGISTERED)

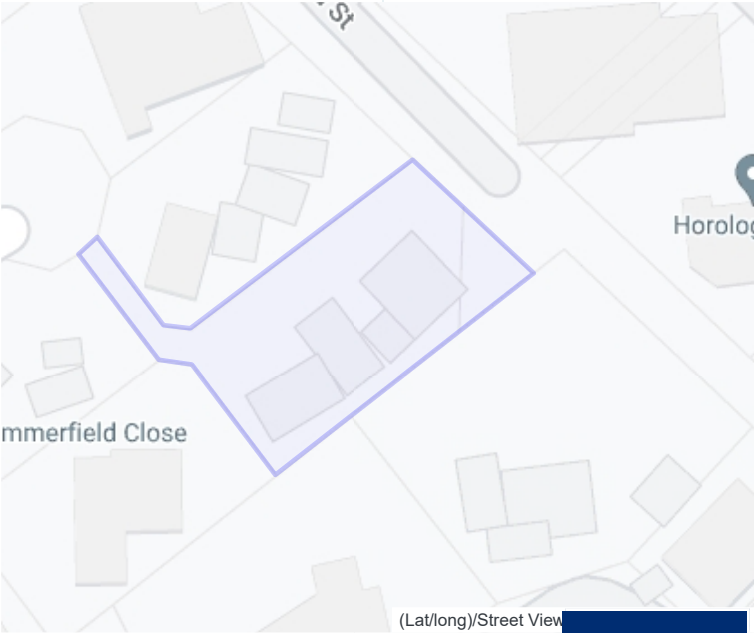
[Redacted] m²

LAND SIZE (CADASTRAL)

[Redacted] m²

LAST SALES PRICE

LAST SALES DATE



Owner Details



NAME

[Redacted]

ID

[Redacted]

TITLE DEED NO

[Redacted]

MARITAL STATUS

MARRIED OUT

SHARE

50%



NAME

[Redacted]

ID

[Redacted]

TITLE DEED NO

[Redacted]

MARITAL STATUS

MARRIED OUT

SHARE

50%

Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO

Transfer History

2021	BUYER	REG DATE	PURCHASE DATE
	Natural Person	2021/10/11	----/--/--
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person		R 0

Street Transfer History

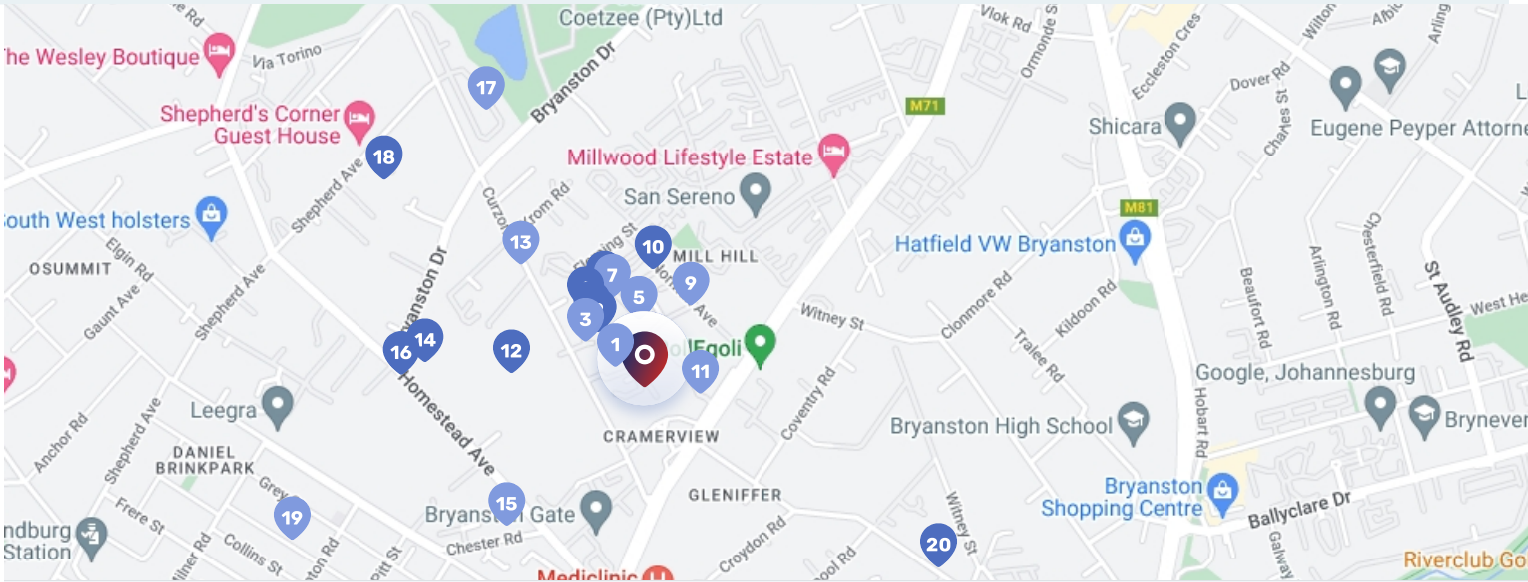
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person						R 4 500 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Legal Entity						R 2 700 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET	NUMBER	PURCHASE PRICE
Natural Person	Natural Person						R 4 100 000

Municipal Valuation




VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
		2022	2022/2023	RESIDENTIAL	RESIDENTIAL

Servitudes

SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Unclassified Urban		56 m ²	Area
SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Unclassified Urban		40 m ²	Area
SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Unclassified Urban		12 m ²	Area

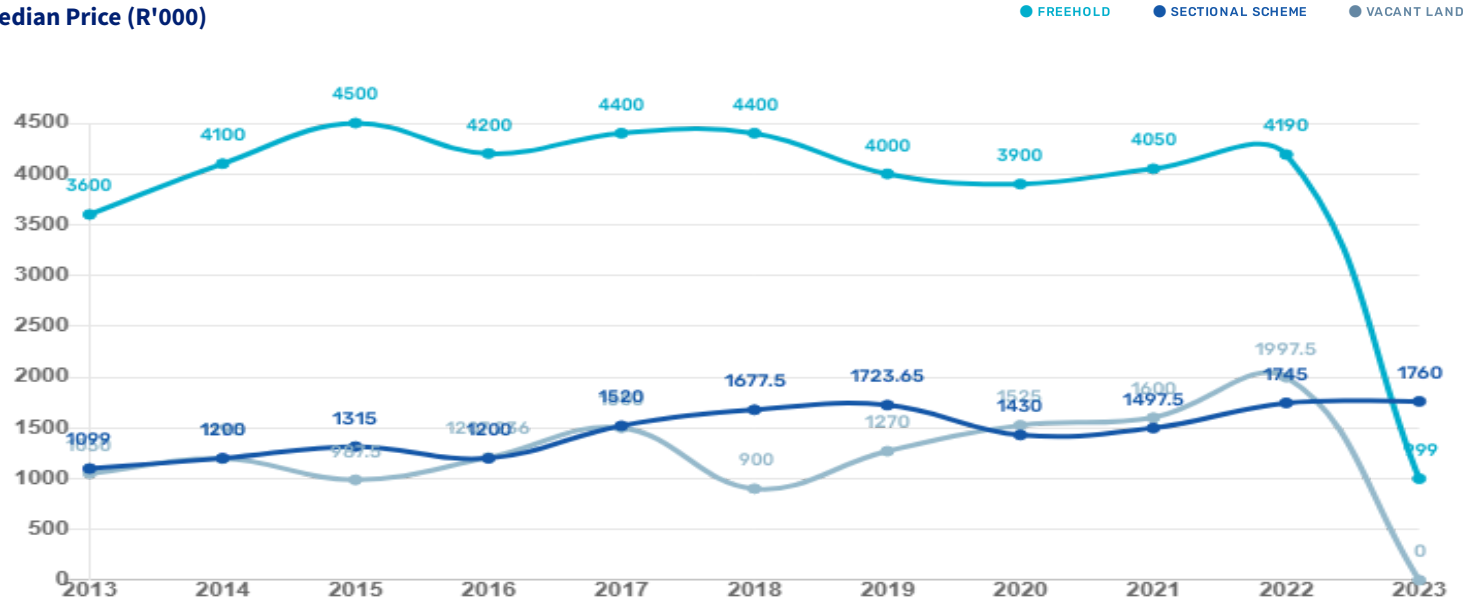


	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
1						1682 R 4 518/m2	500 R 15 200/m2		4	4	6
2						1028 R 4 815/m2	399 R 12 406/m2		3	3.5	3
3						2293 R 2 508/m2	711 R 8 087/m2		4	3	3
4						1011 R 4 698/m2	0 R 4 750 000/m2		0	0	0
5						1101 R 3 906/m2	401 R 10 723/m2		3	2.5	0
6						688 R 4 942/m2	505 R 6 732/m2		4	3.5	3
7						982 R 5 601/m2	700 R 7 857/m2		4	4	3
8						2389 R 1 967/m2	445 R 10 561/m2		5	5	2
9						420 R 8 333/m2	207 R 16 908/m2		3	2	2
10						458 R 5 568/m2	175 R 14 571/m2		3	0	0
11						415 R 5 904/m2	0 R 2 450 000/m2		0	0	0
12						1344 R 3 943/m2	R In fin ity/m2				
13						832 R 3 245/m2	484 R 5 578/m2		0	0	0
14						992 R 5 292/m2	R In fin ity/m2				
15						817 R 4 162/m2	257 R 13 229/m2		2	0	0

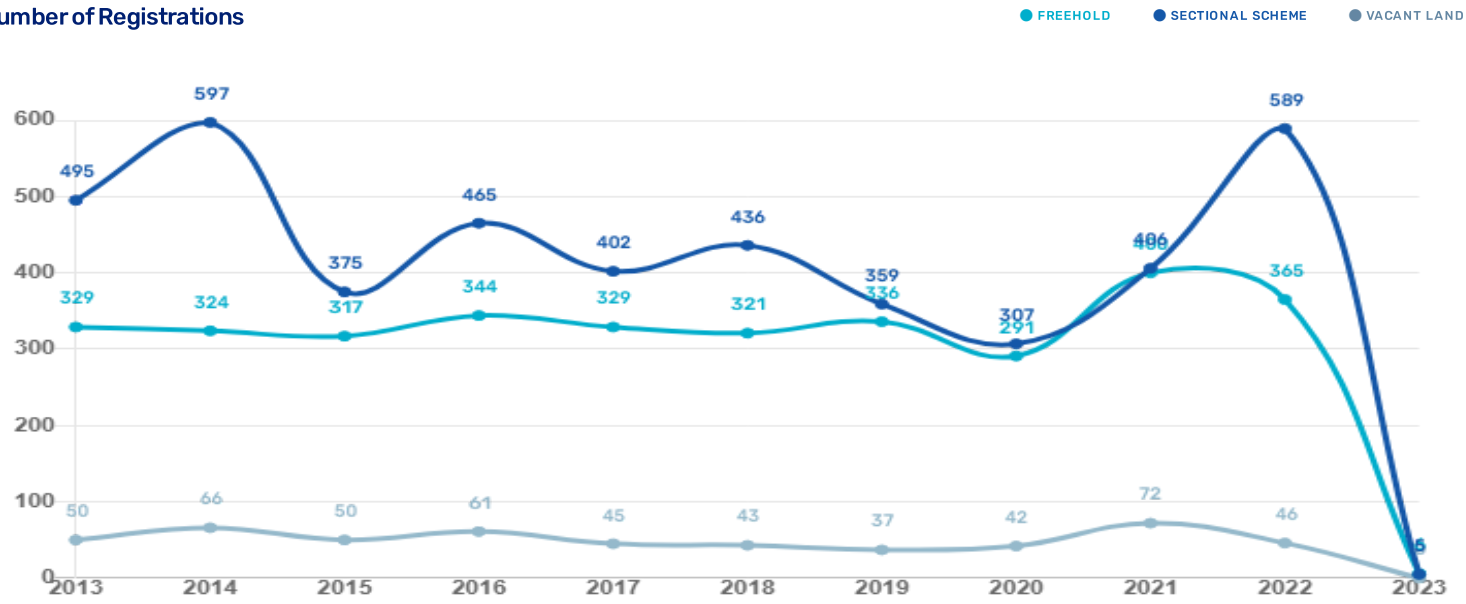
	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16	<div>████████████████████</div> <div>████████</div>	<div>██</div>	<div>██</div>	<div>████████</div>	<div>████████</div>	1258 R 3 724/m2	444 R 10 551/m2	<div>████████</div> <div>██</div>	4	2.5	0
17	<div>████████████████████</div> <div>████████</div>	<div>██</div>	<div>██</div>	<div>████████</div>	<div>████████</div>	961 R 5 151/m2	420 R 11 785/m2	<div>████████</div> <div>██</div>	3	3	2
18	<div>████████████████████</div> <div>████████</div>	<div>██</div>	<div>██</div>	<div>████████████████</div>	<div>████████</div>	925 R 5 189/m2	600 R 8 000/m2	<div>████████</div>	5	5	2
19	<div>████████████████████</div>	<div>██</div>	<div>██</div>	<div>████████████████</div>	<div>████████</div>	1487 R 639/m2	0 R 950 000/m2	<div>████████</div>	3	3	1
20	<div>████████████████</div> <div>████████</div>	<div>██</div>	<div>██</div>	<div>████████</div>	<div>████████</div>	1135 R 6 520/m2	R In fin ity/m2	<div>████████</div> <div>██</div>			

 Offer to purchase

Median Price (R'000)



Number of Registrations



Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities



FILLING STATION

0.48 km
TotalEnergies

1.06 km
Engen Bryanston Service City

1.07 km
Zenex - Bryanston



POLICE STATION

1.5 km
South African Police Service - Randburg

4.34 km
Blairgowrie Residents Against Crime



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.34 km
Memories Inc

0.41 km
Cramerview Village Centre - Curzon Road

0.47 km
Cramerview Village Centre



HOSPITAL/CLINIC

0.81 km
Dr Cs Van Heerden

0.95 km
Intercare Medfem

0.95 km
Dr L Janet



EDUCATION

0.82 km
Kidz Campus Pre Primary School

0.87 km
The Bryanston Montessori Creche

0.53 km
Ikusasaletu Secondary School

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 Owner details, 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.

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