



Client: Patron Properties Pty Ltd
User: Peter Wagenaar
Tracking #: Blueprint_Prop:20150602104811
Report Date: 2015/06/02
Report #: 18464970

Property Details

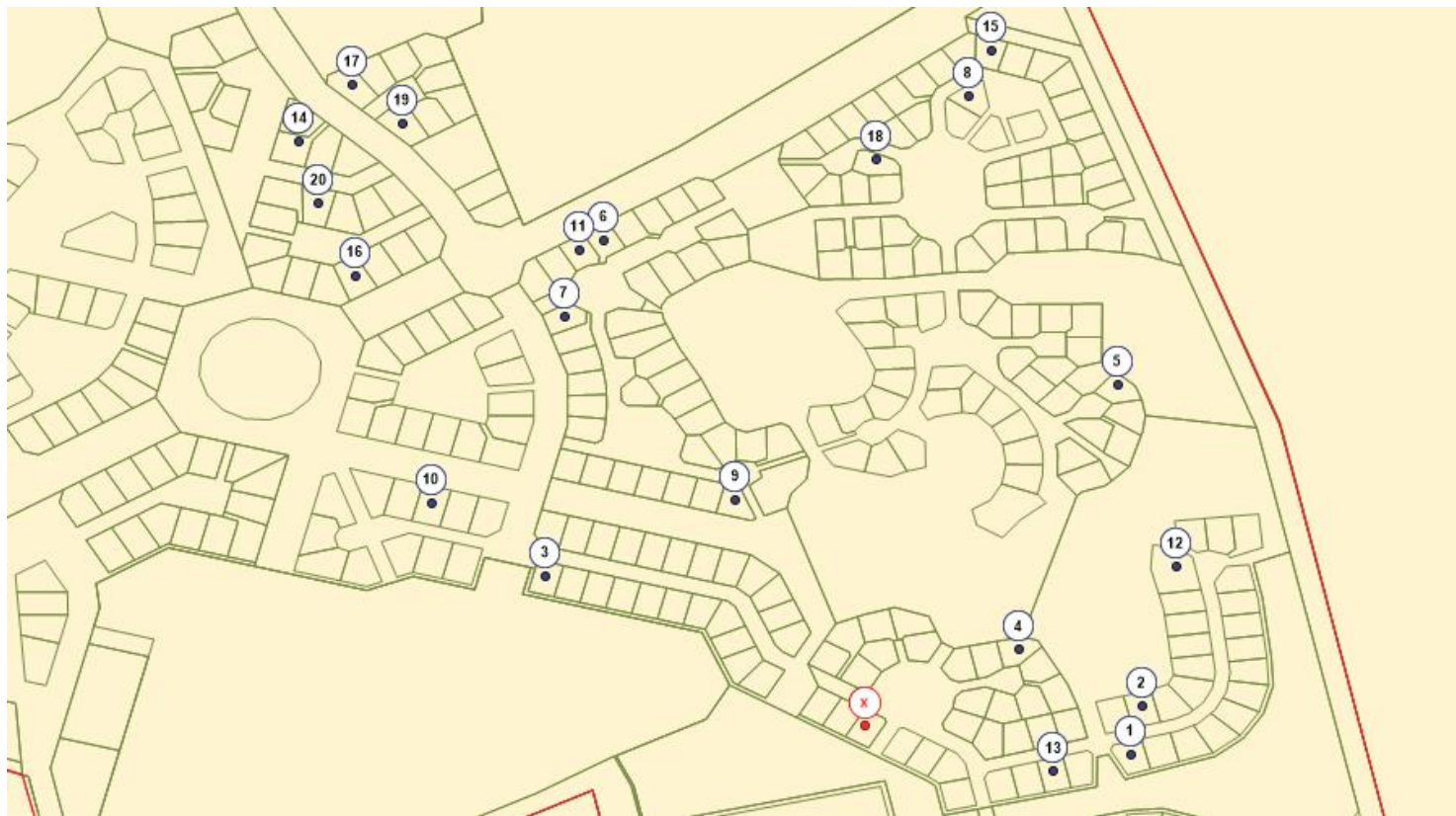
Property Type:	FREEHOLD	Legal Description:	Erf 539 VAL DE VIE PAARL MUN WESTERN CAPE
Province:	WESTERN CAPE	Municipality:	DRAKENSTEIN
Township:	VAL DE VIE	Erf #:	539
Portion #:	0	Street:	Not Available
Estate:	VAL DE VIE ESTATE	Last Sales Price:	R 1 400 000 (Possibly Land Only)
Suburb:	VAL DE VIE	Coordinates (Lat\ Long):	Google Maps: -33.8046, 18.9755 Street View
Street #:	Not Available	SG Code:	C05500160000053900000
Last Sales Date:	20110301		
Land Size (Registered):	800 m ²		
Land Size (Cadastral):	800 m ²		
Estimate Size Under Roof:	Not Available		

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
FEHRSEN KERSTIN MIRJA IRMELI	5904240127181	T23053/2011		Not Available

Imagery





Number	Suburb	Erf	Portion	Sales Date	Transfer Date	Sales Price	Size	Rand/Unit	Distance	Cash
1	VAL DE VIE	530	0	20141110	20150219	R 4 700 000	852 m ²	R 5 516	236	<input type="checkbox"/>
2	VAL DE VIE	563	0	20140722	20141029	R 2 500 000	875 m ²	R 2 857	244	<input type="checkbox"/>
3	VAL DE VIE	427	0	20140609	20140901	R 2 350 000	800 m ²	R 2 938	324	<input type="checkbox"/>
4	VAL DE VIE	551	0	20140226	20140627	R 7 400 000	840 m ²	R 8 810	157	<input type="checkbox"/>
5	VAL DE VIE	489	0	20141006	20150313	R 2 250 000	812 m ²	R 2 771	423	<input type="checkbox"/>
6	VAL DE VIE	369	0	20140627	20140820	R 3 600 000	833 m ²	R 4 322	563	<input type="checkbox"/>
7	VAL DE VIE	404	0	20140320	20140725	R 4 500 000	837 m ²	R 5 376	508	<input type="checkbox"/>
8	VAL DE VIE	475	0	20140824	20141128	R 5 100 000	800 m ²	R 6 375	671	<input type="checkbox"/>
9	VAL DE VIE	392	0	20130613	20131018	R 4 900 000	811 m ²	R 6 042	265	<input type="checkbox"/>
10	VAL DE VIE	261	0	20140125	20140709	R 3 575 000	1025 m ²	R 3 488	450	<input type="checkbox"/>
11	VAL DE VIE	368	0	20131227	20140219	R 4 400 000	801 m ²	R 5 493	563	<input type="checkbox"/>
12	VAL DE VIE	708	0	20140729	20141119	R 5 450 000	1739 m ²	R 3 134	321	<input type="checkbox"/>
13	VAL DE VIE	532	0	20120811	20121121	R 3 200 000	800 m ²	R 4 000	173	<input type="checkbox"/>
14	VAL DE VIE	223	0	20141106	20150211	R 4 675 000	1103 m ²	R 4 238	794	<input type="checkbox"/>
15	VAL DE VIE	439	0	20140207	20140505	R 3 169 000	800 m ²	R 3 961	723	<input type="checkbox"/>
16	VAL DE VIE	236	0	20140430	20141113	R 4 850 000	1016 m ²	R 4 774	655	<input type="checkbox"/>
17	VAL DE VIE	201	0	20150430		R 6 900 000	1107 m ²	R 6 233	815	<input type="checkbox"/>
18	VAL DE VIE	471	0	20130501	20130805	R 3 500 000	838 m ²	R 4 177	598	<input type="checkbox"/>
19	VAL DE VIE	208	0	20140910	20141211	R 5 500 000	1072 m ²	R 5 131	756	<input type="checkbox"/>
20	VAL DE VIE	229	0	20140918	20141219	R 6 375 000	1004 m ²	R 6 350	733	<input type="checkbox"/>

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 4 444 700

Municipal Valuation

Municipal Valuation: R 4 310 000
Rating Period: Not Available
Usage Category: INFORMAL RESIDENTIAL

Year of Valuation: 2012
Estimated Monthly Rates: Not Available
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

No bonds registered on the selected property

Other Endorsements

No endorsements info on the selected property.

Transfer History

Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No
FEHRSEN KERSTIN MIRJA IRMELI	ELEMENTS DEVELOPMENT PROJECTS PTY LTD	20110429	20110301	R 1 400 000	T23053/2011

Transfer Summary for past 3 months

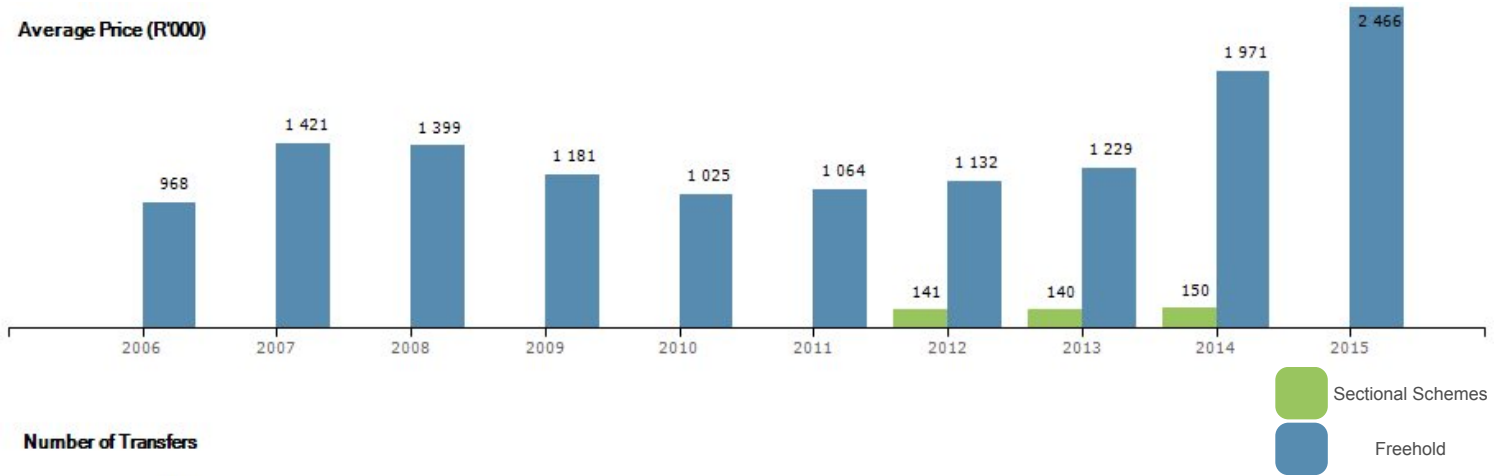
Max Transfer in the Suburb: R 4 600 000 **Min Transfer in Suburb:** R 1 265 000 **Total Transfers:** 10

Street Transfer History

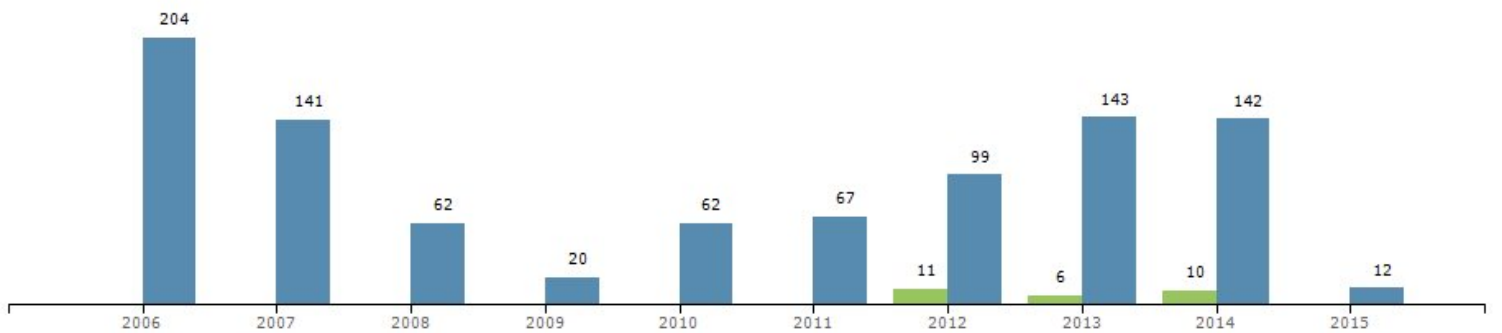
No transfers were returned for the selected property's street, or no street details exist.



Average Price (R'000)



Number of Transfers



Amenities



Amenity	Type	Distance (km)
Shell - R45 Paarl South	FillingStation	4.43 km
Engen - Paarl	FillingStation	4.44 km
Exel - Simondium	FillingStation	4.47 km
Courtrai Primary School	PrimarySchool	3.90 km
Simond Privaatskool	PrimarySchool	4.26 km
Simonduim Primary School	PrimarySchool	4.41 km
Paarl Mall	ShoppingCentre	4.24 km
Shopping Centre - Delivery Area	ShoppingCentre	4.52 km
Vineyard Centre	ShoppingCentre	4.77 km

Disclaimer

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