

18 JUNE 2015

To Whom It May Concern:

FAIR MARKET VALUATION FOR ERF 539 VAL DE VIE WINELANDS LIFESTYLE ESTATE, PAARL

Land area: 800sqm

Built Property extent: Approximately 350sqm including built area of garage being approximately 56sqm

Construction: Double Storey Brick and Mortar with Tiled Roof

Accommodation: 3 Bedrooms, 3 Bathrooms, Kitchen & Scullery, 2 Living areas and Double Garage

Aluminium Doors & Windows

Completed property with landscaped garden and swimming pool.

Views & Position: AAA Grading

General:

This property is located in a prime position on the Estate overlooking the paddocks with 180 degree panoramic views of the surrounding mountains.

Compared to similar properties in a comparative position it is my professional opinion that this home's current market value is in a range of R5 500 000 to R5 700 000.

Peter Wagenaar
NQF 4 Certified Estate Agent

Yours in VDV Property
Peter Wagenaar
Residential Property
082 55 333 96
www.vdvproperty.co.za

