

WinDeed Property Report



Holding Name **BENONI SMALL FARMS**, Holding Number **79**, Portion **0**

REGISTERED PROPERTY DETAILS

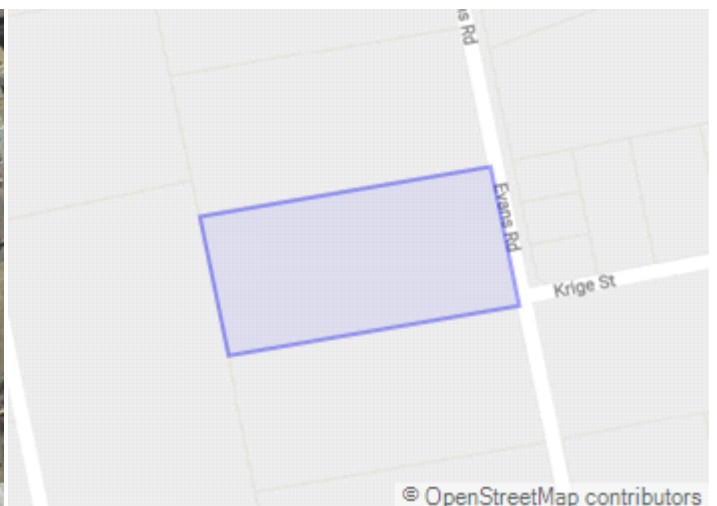
Property Type	AGRICULTURAL HOLDING	Diagram Deed	T586/943
Holding Number	79	Registered Size	2.0234H
Portion Number	0	Municipality	BENONI TLC
Holding Area	BENONI SMALL FARMS	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.117310 / 28.313328
Deeds Office	PRETORIA		

OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T79480/2007
Name	ESPARNIS CC	Purchase Date	2006/12/30
Registration Number	198901608023	Purchase Price (R)	900,000
Share (%)	-	Registration Date	2007/06/19

MAPS



PROPERTY INFORMATION

Address	79 FOREST ROAD, BENONI AH, BENONI
Primary Use	-
Estate	-

Room Configuration

Bedrooms	-	Reception Areas	-
Bathrooms	-	Study/Office	-
Kitchens	-		
Internal Finishes	-		

General Information

Door Number	-	Roof Type	OTHER
Floor Size (m²)	-	Wall Type	OTHER
Storeys	-	Construction Year	-

Other Features

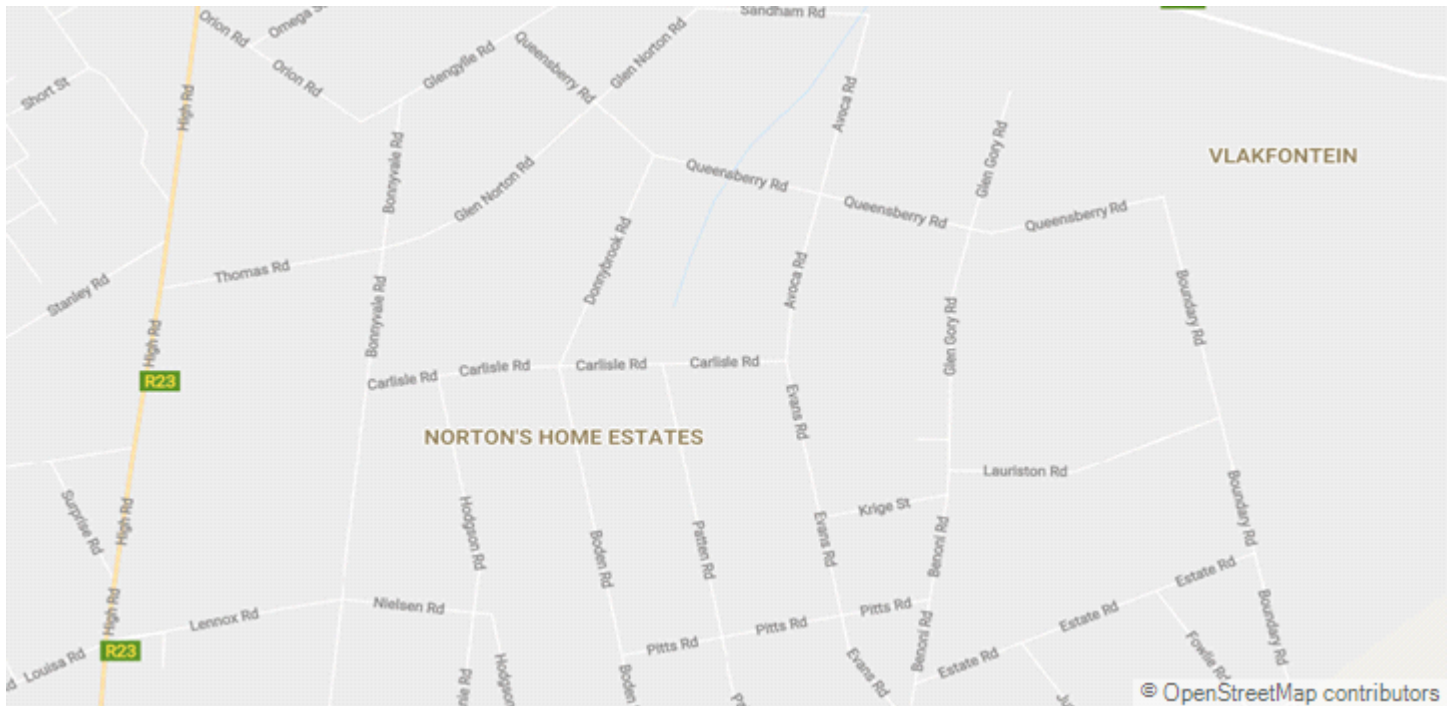
Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

MUNICIPAL VALUATION

Municipal Valuation	R 2 487 000.00	Valuation Year	-
Zoning Usage	-		

SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



Recently Registered Transfers

	Address / Property Description	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	88 GUM ROAD BENONI AH	20 000	1,200,000	353	2017/02/03	2017/03/27
B	BENONI SMALL FARMS, 116, 0	8 601	1,900,000	386	2015/08/28	2015/12/03
C	BENONI SMALL FARMS, 101, 1	9 923	450,000	627	2016/06/10	2016/08/22
D	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 132, 0	30 000	3,500,000	727	2017/03/24	2017/08/10
E	163 LAURISTON ROAD NORTON'S HOME ESTATES	9 391	4,100,000	705	2015/12/20	2016/03/22
F	92 HODGSON ROAD BENONI NORTH AH	10 000	3,000,000	820	2016/09/08	2016/12/06
G	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 106, 0	30 000	2,450,000	853	2016/02/04	2016/04/13
F	92 HODGSON ROAD BENONI NORTH AH	10 000	1,100,000	820	2014/03/20	2015/01/20
F	92 HODGSON ROAD BENONI NORTH AH	10 000	1,450,000	820	2014/07/24	2015/01/20
H	AVOCADO ROAD NORTON'S HOME ESTATES	10 000	2,100,000	938	2015/02/13	2015/09/30
I	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 124, 0	20 000	4,300,000	950	2014/08/29	2015/08/11
J	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 175, 1	100 000	800,000	941	2015/03/03	2015/04/09
K	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 177, 0	20 000	2,995,000	939	2014/08/02	2015/03/13
L	BENONI SMALL FARMS, 70, 1	9 576	950,000	991	2014/02/14	2016/07/26
M	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 172, 1	8 719	1,150,000	1 011	2015/06/14	2015/08/19

Sales Pending Registration

	Address / Property Description	Size (m ²)	Sales Price (R)	Distance (m)
A	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 176, 0	20 960	450,000	842
B	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 106, 0	30 000	2,510,000	853
C	AVOCADO ROAD NORTON'S HOME ESTATES	9 598	1,950,000	1 053
D	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 119, 0	9 113	-	1 459

Properties For Sale

	Address / Property Description	Size (m ²)	Listing Price (R)	Distance (m)	Listed	Property24 Listing
	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS, 172, 0	10 000	3,600,000	1 002	2017/04/12	103527566
	NORTON'S HOME ESTATE EXT 1 AGRICULTURAL HOLDINGS (DETAILS WITHHELD *)	10 000	3,700,000	1 002	2016/01/13	103495056
	KIRSCHNER ROAD BENONI	20 000	1,100,000	1 334	2017/02/22	104856693

* The property location has been withheld at the estate agent's request and is not visible in the Sales Map.

Sales Analysis

22 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	4,300,000	215	20 000
Average Priced Property	2,131,190	110	19 370
Lowest Priced Property	450,000	21	20 960

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
B171390/2007	2,200,000	FIRSTRAND BANK LTD
BENONI SF AH,79	-	-

PROPERTY HISTORY

Document Number	Amount (R)	Holder
T41706/2002	450,000	STEYNBERG ELMA
B61659/1993	-	ABSA BANK
B14536/1994	-	ABSA BANK
B74974/1996	50,000	ABSA BANK LTD
B31299/2002	385,000	-
T12007/1979	-	STEYNBERG GERHARDUS JOHANNES C
T58615/1993	82,000	STEYNBERG STEPHANUS JESAJA
T58615/1993	82,000	STEYNBERG CATHARINA JOHANNA

AMENITIES

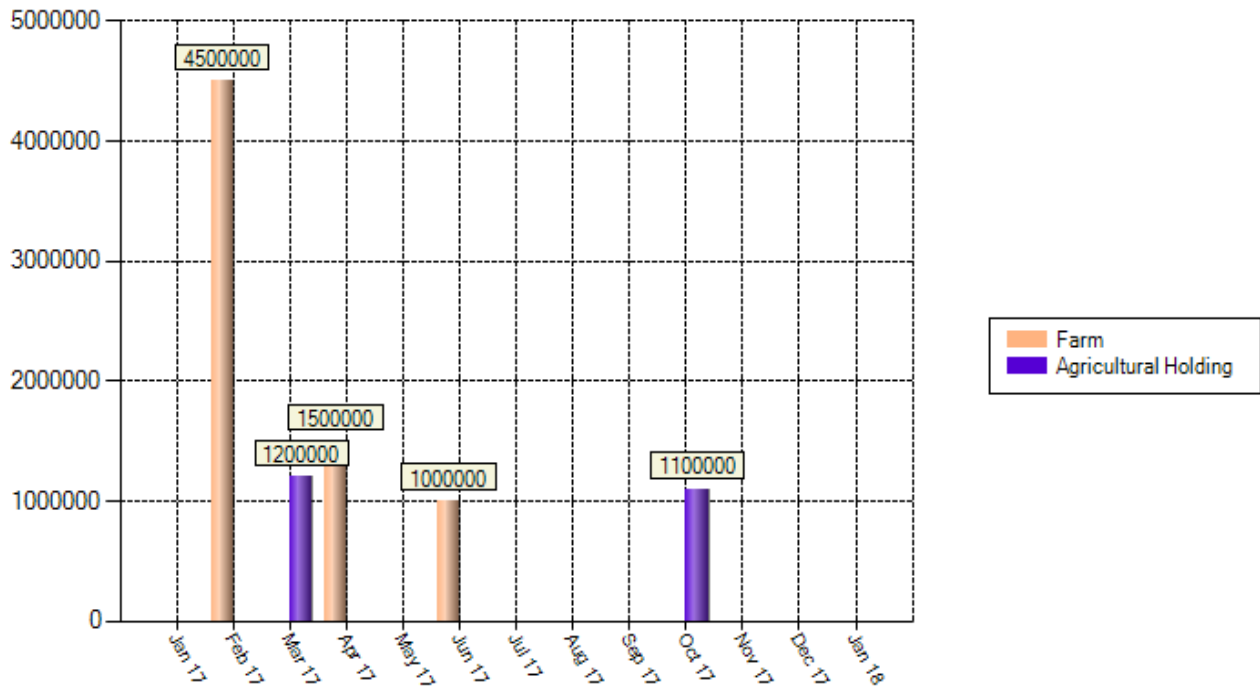
Name	Type	Distance (m)
Kathstan College	Education	1 558

SUBURB TRENDS

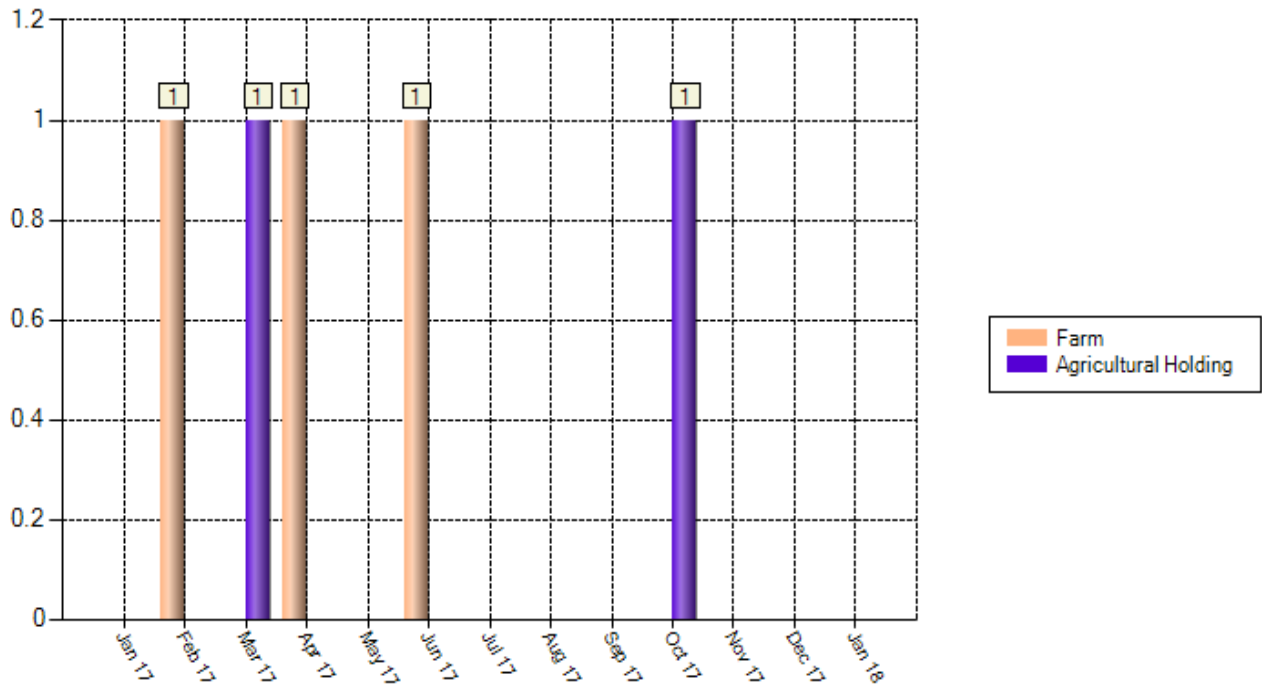
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

Monthly Trends

Average Price

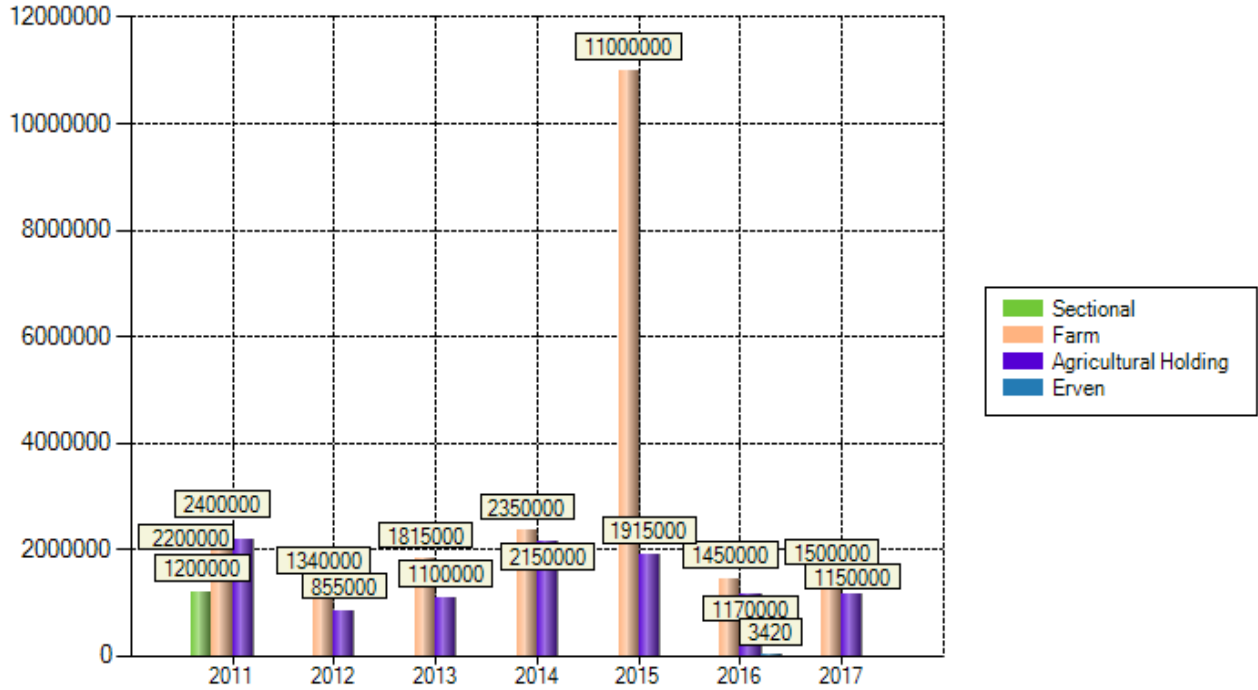


Number of Sales

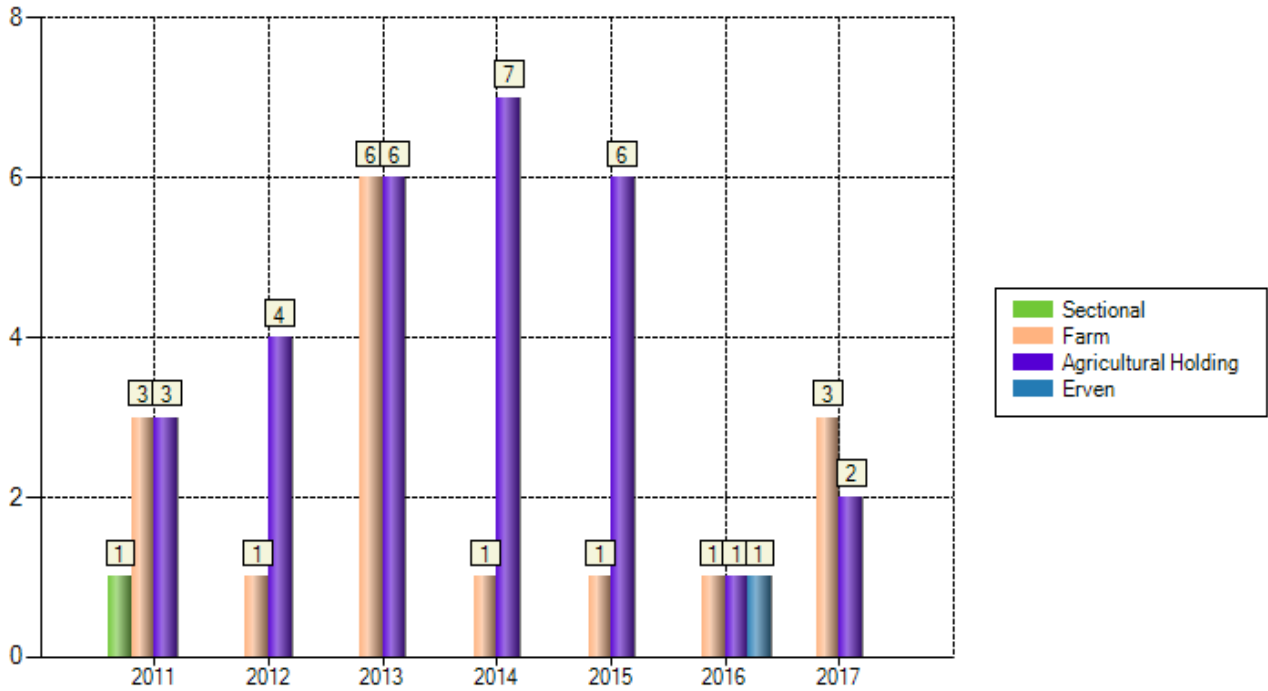


	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
Jan 17	-	-	-	-	-	-	-	-
Feb 17	-	-	-	-	4,500,000	1	-	-
Mar 17	-	-	-	-	-	-	1,200,000	1
Apr 17	-	-	-	-	1,500,000	1	-	-
May 17	-	-	-	-	-	-	-	-
Jun 17	-	-	-	-	1,000,000	1	-	-
Jul 17	-	-	-	-	-	-	-	-
Aug 17	-	-	-	-	-	-	-	-
Sep 17	-	-	-	-	-	-	-	-
Oct 17	-	-	-	-	-	-	1,100,000	1
Nov 17	-	-	-	-	-	-	-	-
Dec 17	-	-	-	-	-	-	-	-
Jan 18	-	-	-	-	-	-	-	-

Average Price



Number of Sales



	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2011	-	-	1,200,000	1	2,400,000	3	2,200,000	3
2012	-	-	-	-	1,340,000	1	855,000	4
2013	-	-	-	-	1,815,000	6	1,100,000	6
2014	-	-	-	-	2,350,000	1	2,150,000	7
2015	-	-	-	-	11,000,000	1	1,915,000	6
2016	3,420	1	-	-	1,450,000	1	1,170,000	1
2017	-	-	-	-	1,500,000	3	1,150,000	2

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