

WinDeed Property Report



Name **SS ANDREWS 1**, Number **913/1994**, Unit **2**

REGISTERED PROPERTY DETAILS

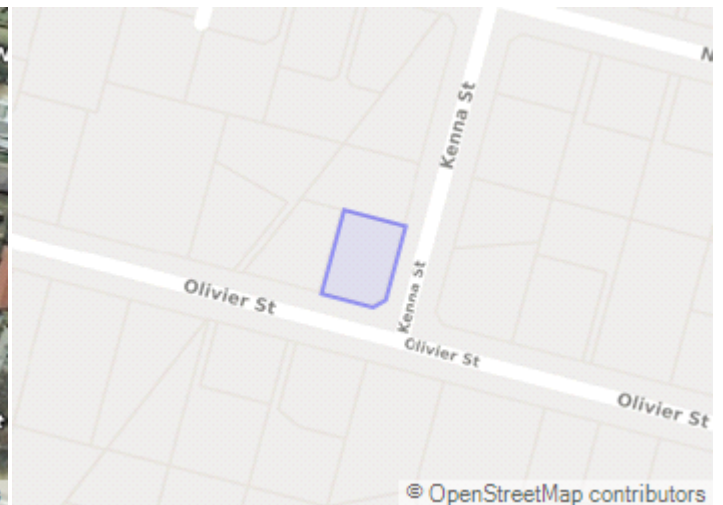
Property Type	SECTIONAL TITLE UNIT	Diagram Deed	913/94
Unit Number	2	Registered Size	432.0000SQM
Scheme Name	SS ANDREWS 1	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Scheme Number/Year	913/1994	Province	GAUTENG
Situated At	WATERKLOOF , 1086,,2	Registration Division	NOT AVAILABLE
Deeds Office	PRETORIA	Coordinates (Lat/Long)	-25.771808 / 28.244561

OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	ST110054/2000
Name	THOMPSON PETER COURTNEY HAMILTON	Purchase Date	2000/02/07
ID Number	3902105030088	Purchase Price (R)	1,400,000
Share (%)	-	Registration Date	2000/08/31

MAPS

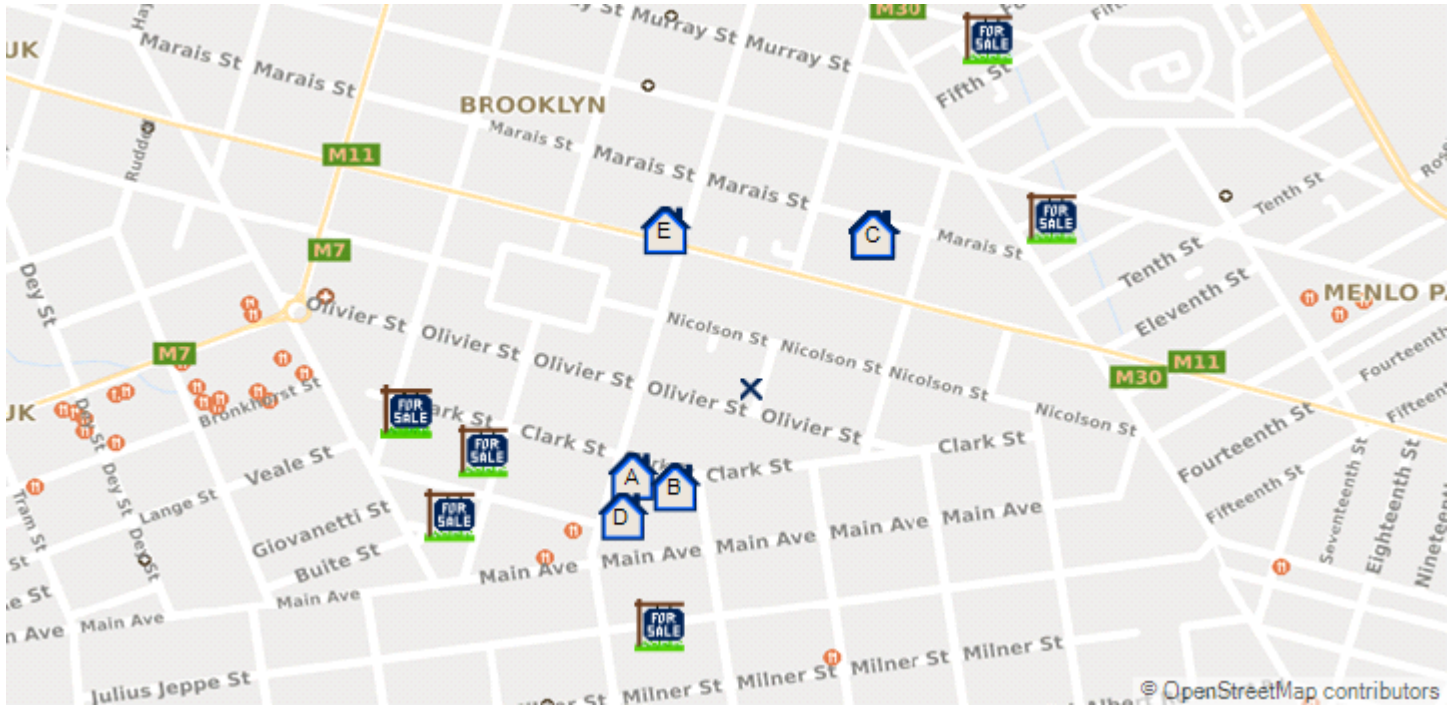


PROPERTY INFORMATION

Address	344 OLIVIER STREET, WATERKLOOF, PRETORIA
Primary Use	-
Estate	-

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

	Scheme, Unit	Suburb	Size (m ²)	Sales Price (R)	R/m ²	Sold	Transferred
A	THOUSAND OAKS 164/1991, 2	BROOKLYN	244	2,500,000	10,246	2018/06/27	2018/11/05
B	PREMIER MEWS 119/1981, 1	WATERKLOOF	280	3,300,000	11,786	2017/05/15	2017/08/01
C	STUDIO LANE 279/2018, 2	BROOKLYN	115	1,950,000	16,957	2018/11/28	2019/06/06
D	CROWN MEWS 96/1983, 5	WATERKLOOF	221	1,800,000	8,145	2019/01/23	2019/05/21
C	STUDIO LANE 279/2018, 5	BROOKLYN	123	2,350,000	19,106	2018/07/02	2018/09/07
C	STUDIO LANE 279/2018, 7	BROOKLYN	93	1,425,000	15,323	2017/05/12	2018/09/21
C	STUDIO LANE 279/2018, 8	BROOKLYN	140	2,232,000	15,943	2016/12/08	2018/09/25
C	STUDIO LANE 279/2018, 4	BROOKLYN	130	2,275,000	17,500	2018/06/11	2018/09/05
E	E548BR 1204/1995, 2	BROOKLYN	195	1,950,000	10,000	2017/05/03	2017/11/20
C	STUDIO LANE 279/2018, 9	BROOKLYN	144	2,125,000	14,757	2017/08/07	2018/06/15
C	STUDIO LANE 279/2018, 11	BROOKLYN	123	1,792,000	14,569	2017/06/13	2018/06/15
C	STUDIO LANE 279/2018, 12	BROOKLYN	112	1,698,000	15,161	2016/10/27	2018/06/15
C	STUDIO LANE 279/2018, 14	BROOKLYN	139	2,275,000	16,367	2018/02/22	2018/06/15
C	STUDIO LANE 279/2018, 3	BROOKLYN	110	1,695,000	15,409	2017/01/30	2018/06/15
C	STUDIO LANE 279/2018, 6	BROOKLYN	116	789,000	6,802	2018/03/01	2018/06/15

Properties For Sale

Scheme, Unit	Suburb	Size (m ²)	Listing Price (R)	R/m ²	Listed	Property24 Listing
(DETAILS WITHHELD *)	WATERKLOOF	-	2,385,000	-	2019/03/01	107255226
(DETAILS WITHHELD *)	BROOKLYN	-	3,300,000	-	2018/11/02	106912336
(DETAILS WITHHELD *)	WATERKLOOF	-	2,450,000	-	2018/09/17	106754872
GEDEELTE 1 ERF 304 WATERKLOOF 287/1991, 2	WATERKLOOF	-	2,480,000	-	2018/09/21	106774742
SUNNYBROOK ESTATE 267/1995, 3	BROOKLYN	-	2,900,000	-	2017/10/12	105697496
SOUTH BROOK 281/1984, 1	BROOKLYN	-	2,900,000	-	2018/05/06	106303461
(DETAILS WITHHELD *)	BROOKLYN	-	3,450,000	-	2019/03/05	107263697
(DETAILS WITHHELD *)	BROOKLYN	-	3,650,000	-	2019/01/29	107137470
BROOKLYN STONE 505/2008, 202	BROOKLYN	-	3,998,850	-	2018/12/12	107034082
BROOKLYN STONE 505/2008, 107	BROOKLYN	-	4,595,000	-	2018/12/12	107033986
BROOKLYN STONE 505/2008, 301	BROOKLYN	-	3,995,000	-	2018/06/18	106450418
BROOKLYN GATE 355/2013, 11	MENLO PARK	-	2,400,000	-	2017/10/02	105658940

(DETAILS WITHHELD *)	BROOKLYN	-	5,400,000	-	2018/03/08	106116401
MLP 1 382/1993, 1	MENLO PARK	-	2,150,000	-	2018/07/02	106494156
(DETAILS WITHHELD *)	NIEUW MUCKLENEUK	-	1,299,000	-	2018/11/26	106987036

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

Sales Analysis

30 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	3,300,000	11,786	280
Average Priced Property	2,010,400	13,197	152
Lowest Priced Property	789,000	6,802	116

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
VA23670/2000	-	-

PROPERTY HISTORY

Document Number	Amount (R)	Holder
ST913-2/1994	-	ANDREWS WILHELMINA OLIVIA
ST913-2/1994	-	ANDREWS JAMES STEPHANUS
SK7302/1994S	-	AREA W1 ANDREWS JAMES & W O M/I

AMENITIES

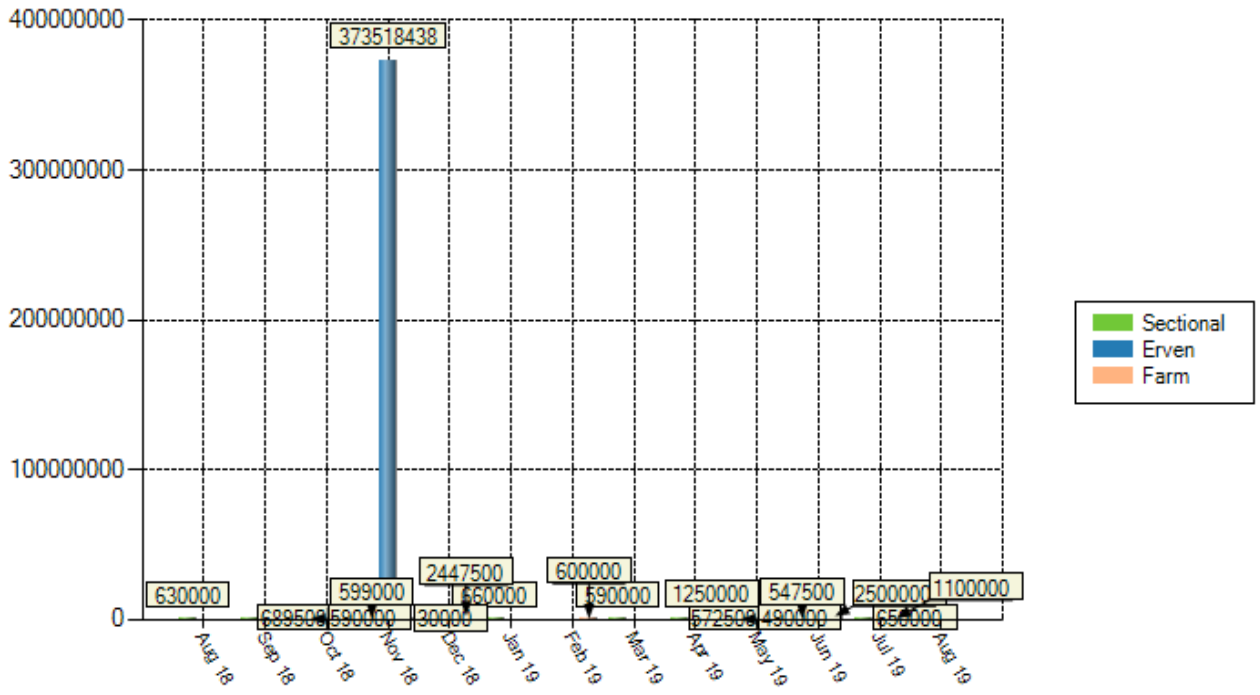
Name	Type	Distance (m)
Nando's	Food and Entertainment	469
Matsuya	Food and Entertainment	540
Villa Paolo	Food and Entertainment	622
Townships	Health	623
Saint Pius X	Transport and Public Services	689
Brooklyn Primary School	Education	740
Saint Francis	Transport and Public Services	776
Waterkloof Primary School	Education	815
FNB	Shopping	882
Pretoria Preparatory School	Education	886
Brooklyn Surgical Centre	Health	908
Geet Indian	Food and Entertainment	925
Nedbank	Shopping	969
Ster Kinacor	Sports and Leisure	987
Cinema Nouveau	Sports and Leisure	990
Mugg & Bean	Food and Entertainment	1 006
Clicks	Health	1 019
Pizza Perfect	Food and Entertainment	1 039
Sausage Saloons	Food and Entertainment	1 068
Laerskool Menlopark	Education	1 103
Cappacinos	Food and Entertainment	1 121
Wimpy	Food and Entertainment	1 123
Natassa	Food and Entertainment	1 145
Postnet	Transport and Public Services	1 157
Vida	Food and Entertainment	1 170
The Baron	Food and Entertainment	1 181
Boston	Food and Entertainment	1 193
Food Print	Food and Entertainment	1 202
The Performer	Food and Entertainment	1 216
Paradiso	Food and Entertainment	1 224

SUBURB TRENDS

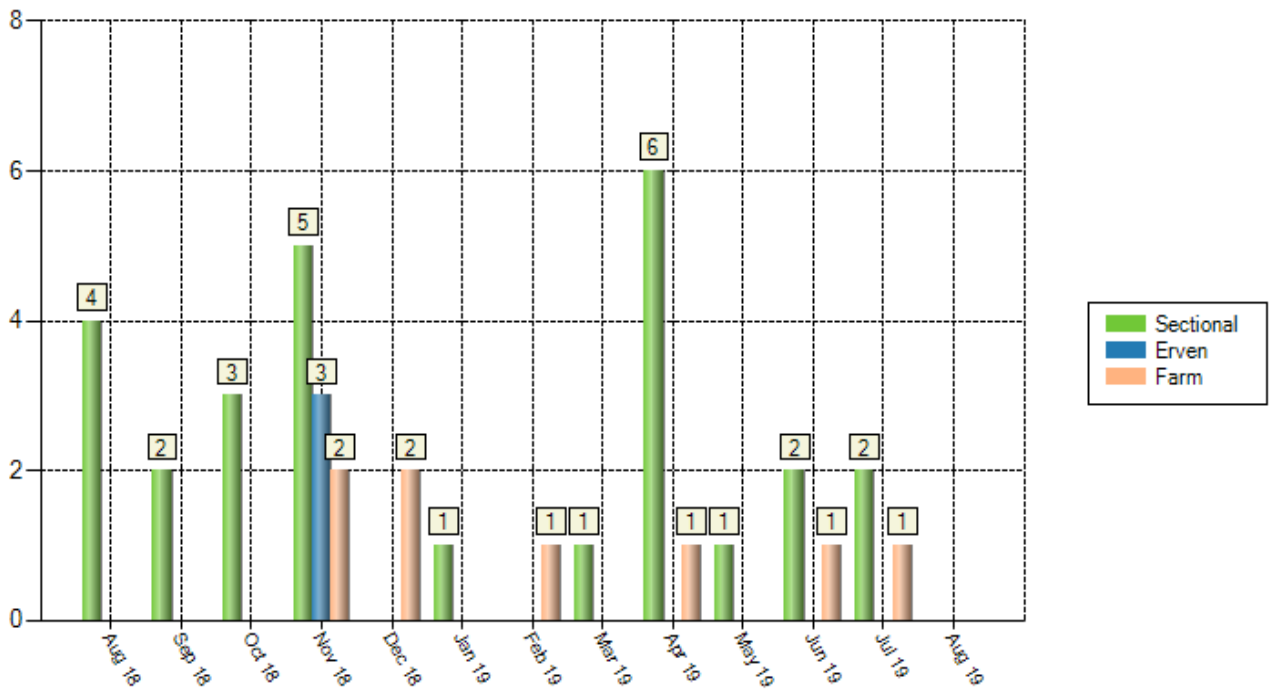
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

Monthly Trends

Average Price

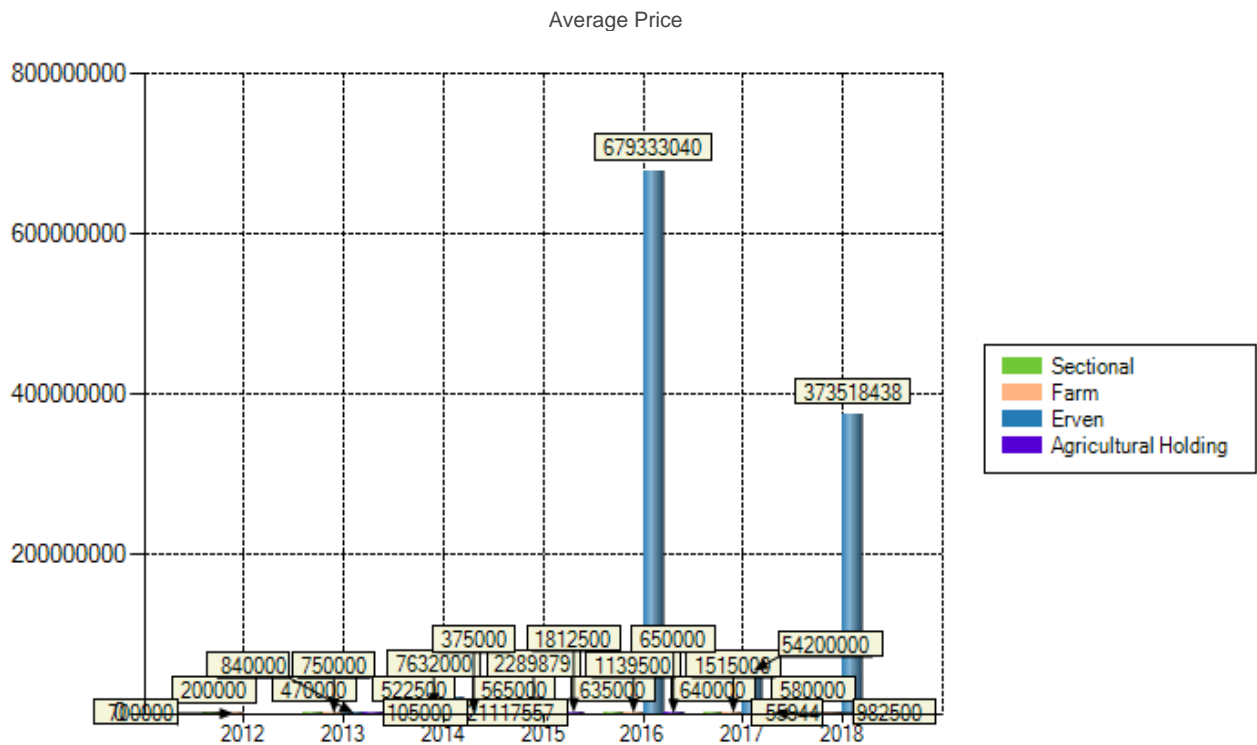


Number of Sales

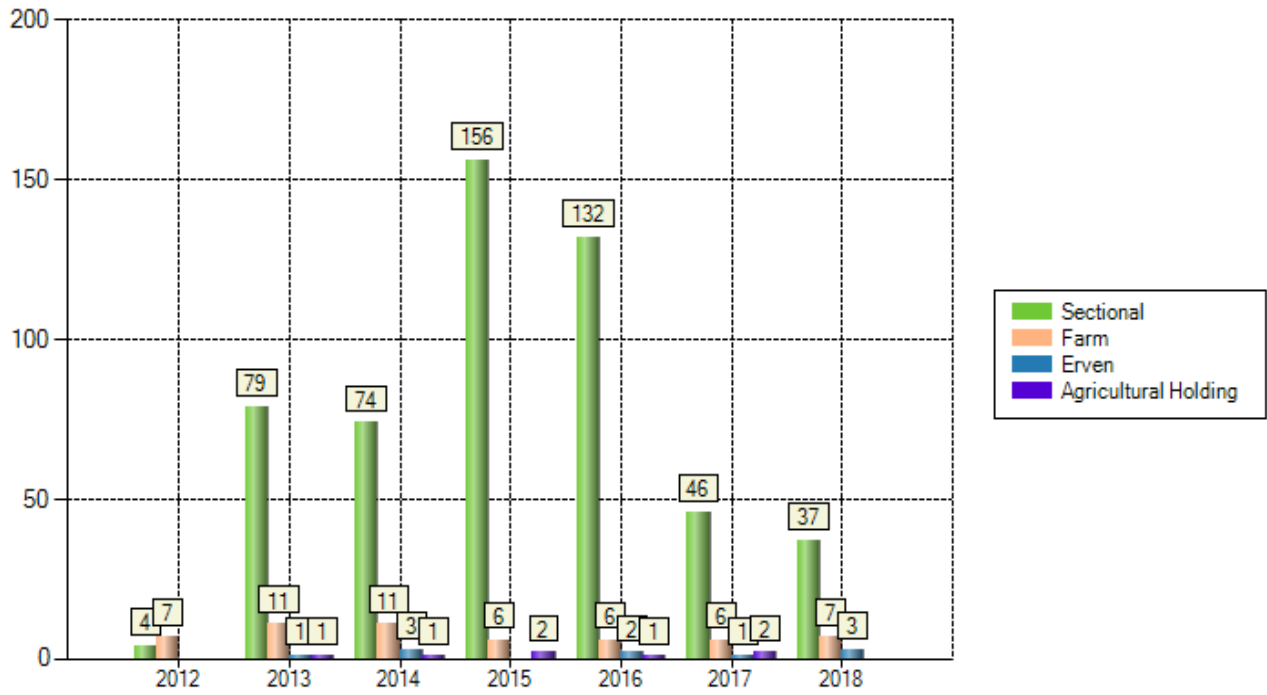


	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
Aug 18	-	-	630,000	4	-	-	-	-
Sep 18	-	-	689,500	2	-	-	-	-
Oct 18	-	-	590,000	3	-	-	-	-
Nov 18	373,518,438	3	599,000	5	30,000	2	-	-
Dec 18	-	-	-	-	2,447,500	2	-	-
Jan 19	-	-	660,000	1	-	-	-	-
Feb 19	-	-	-	-	600,000	1	-	-
Mar 19	-	-	590,000	1	-	-	-	-
Apr 19	-	-	572,500	6	1,250,000	1	-	-
May 19	-	-	490,000	1	-	-	-	-
Jun 19	-	-	547,500	2	2,500,000	1	-	-
Jul 19	-	-	650,000	2	1,100,000	1	-	-
Aug 19	-	-	-	-	-	-	-	-

Annual Trends



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
2012	-	-	200,000	4	700,000	7	-	-
2013	840,000	1	470,000	79	750,000	11	105,000	1
2014	21,117,557	3	522,500	74	7,632,000	11	375,000	1
2015	-	-	565,000	156	2,289,879	6	1,812,500	2
2016	679,333,040	2	635,000	132	1,139,500	6	650,000	1
2017	54,200,000	1	640,000	46	1,515,000	6	982,500	2
2018	373,518,438	3	580,000	37	55,944	7	-	-

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