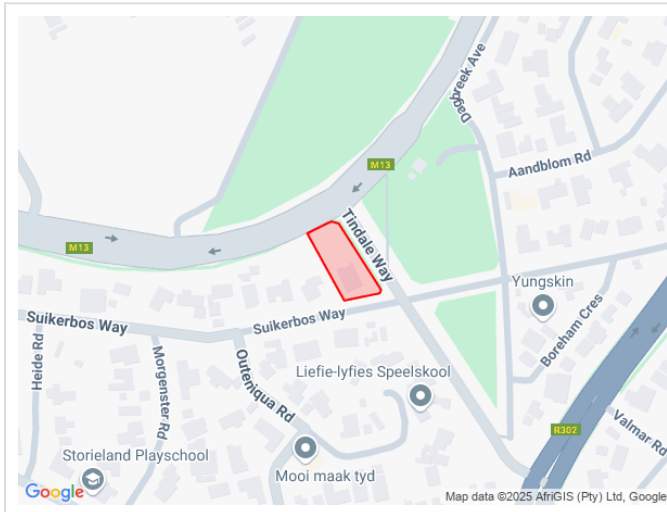


# Valuation Report

## Property Location & Map



## Property Valuation

<b>Predicted Value</b>	R 5,190,000.00
<b>Low Estimate</b>	R 3,840,000.00
<b>High Estimate</b>	R 7,020,000.00

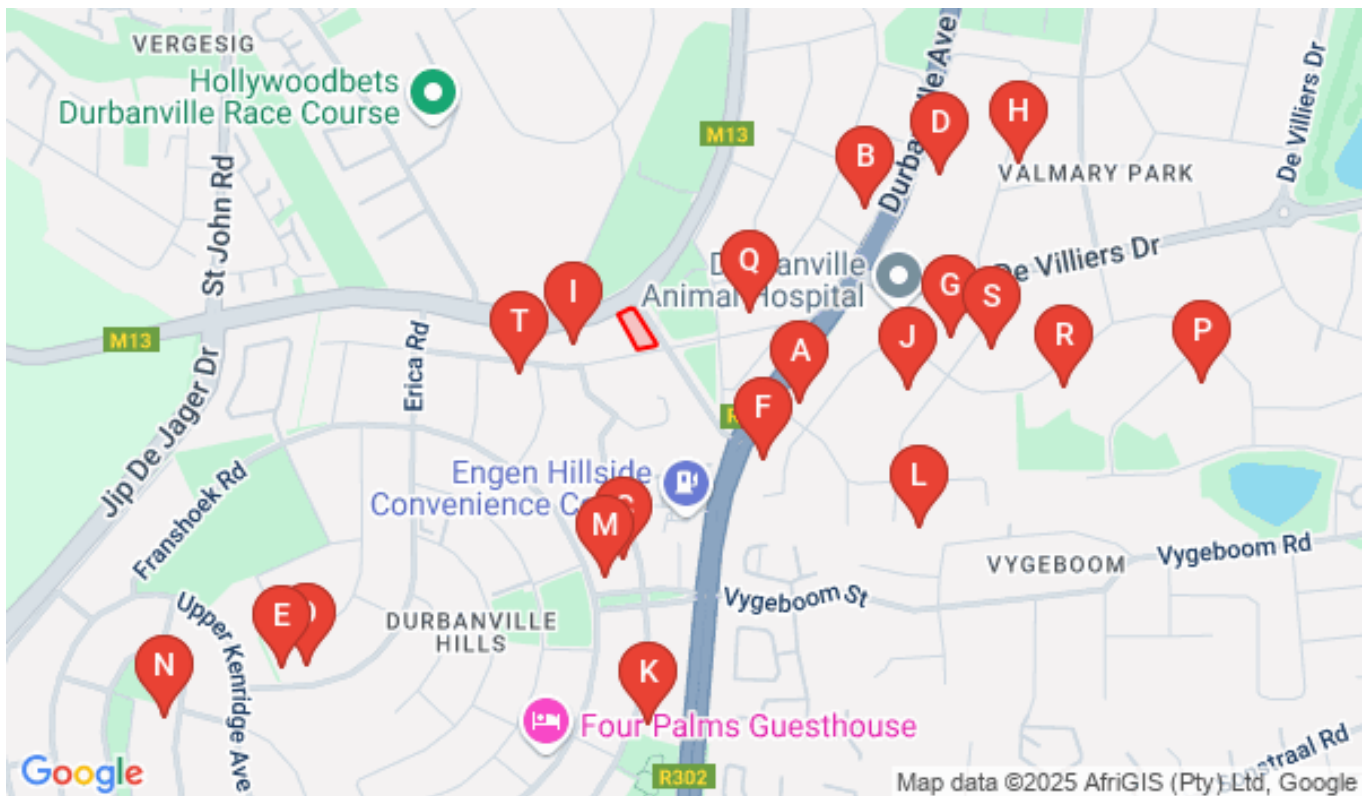
## Municipal Valuation

<b>Date</b>	2023-07-02
<b>Category</b>	RESIDENTIAL
<b>Value</b>	R 4,610,000.00
<b>Rates Period</b>	2024/2025
<b>Rates/Month</b>	R 2,547.41

## Property Details

Bedrooms	7
Bathrooms	4
Garages	3
Type	ERF
Location	[REDACTED] Western Cape
Suburb	Durbanville Central
Legal Description	[REDACTED] Town: "DURBANVILLE", Mun: "CITY OF CAPE TOWN", Province: "WESTERN CAPE"
Area Under Roof (sqm)	595
Property Age (yrs)	28
Last Sale Date	2022-03-20
Last Sale Price	R 4,600,000.00

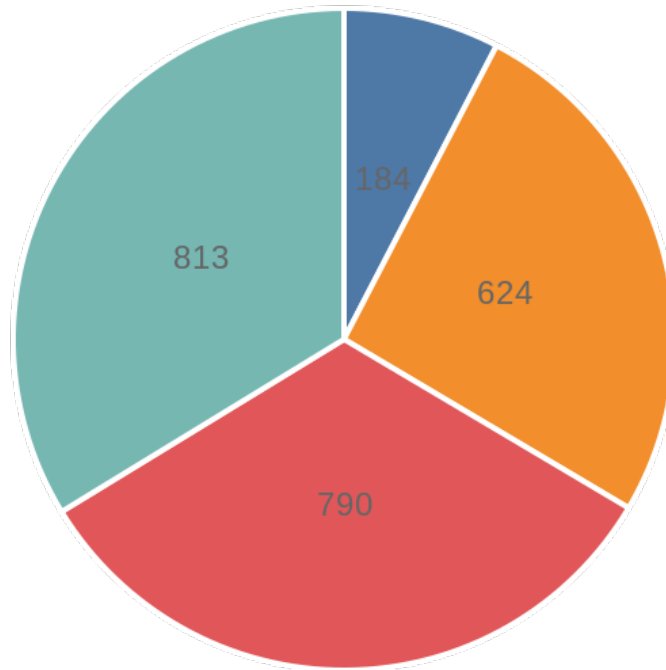
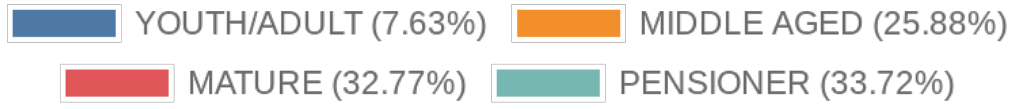
## Comparable Sales



#	Address	Price	Date	Distance (m)
A	[REDACTED] Road Valmary Park	R 5,337,000.00	2025-01-09	313.00
B	[REDACTED]s Road Durbanville Central	R 4,999,000.00	2025-01-29	452.00
C	[REDACTED]stein Road Durbanville Hills	R 4,550,000.00	2025-03-07	408.00
D	[REDACTED]e Avenue Durbanville Ext 2	R 5,400,000.00	2024-10-28	594.00
E	[REDACTED]d Durbanville Hills	R 4,800,000.00	2025-03-03	859.00
F	[REDACTED] Avenue Valmary Park	R 2,450,000.00	2023-11-03	321.00
G	[REDACTED]ama Avenue Valmary Park	R 5,700,000.00	2024-09-13	552.00
H	[REDACTED] Street Durbanville Ext 2	R 5,950,000.00	2024-08-23	727.00
I	[REDACTED]os Road Durbanville Central	R 4,200,000.00	2024-01-10	115.00
J	[REDACTED]ama Avenue Valmary Park	R 4,400,000.00	2024-04-04	489.00
K	[REDACTED]stein Road Durbanville Hills	R 4,000,000.00	2025-01-22	698.00
L	[REDACTED]om Crescent Vygeboom	R 5,800,000.00	2024-05-29	608.00
M	[REDACTED] Road Durbanville Hills	R 4,150,000.00	2023-12-14	442.00
N	[REDACTED] Avenue Kenridge Heights	R 4,500,000.00	2025-03-05	1,072.00
O	[REDACTED] Road Durbanville Hills	R 4,500,000.00	2024-05-19	829.00
P	[REDACTED]da Avenue Valmary Park	R 6,300,000.00	2024-06-09	996.00
Q	[REDACTED]os Road Durbanville Central	R 4,900,000.00	2023-09-06	199.00
R	[REDACTED]n Road Valmary Park	R 6,850,000.00	2024-08-14	757.00
S	[REDACTED]ama Avenue Valmary Park	R 6,200,000.00	2023-12-04	623.00
T	[REDACTED]s Road Durbanville Central	R 5,850,000.00	2023-08-20	221.00

## Age of Owners

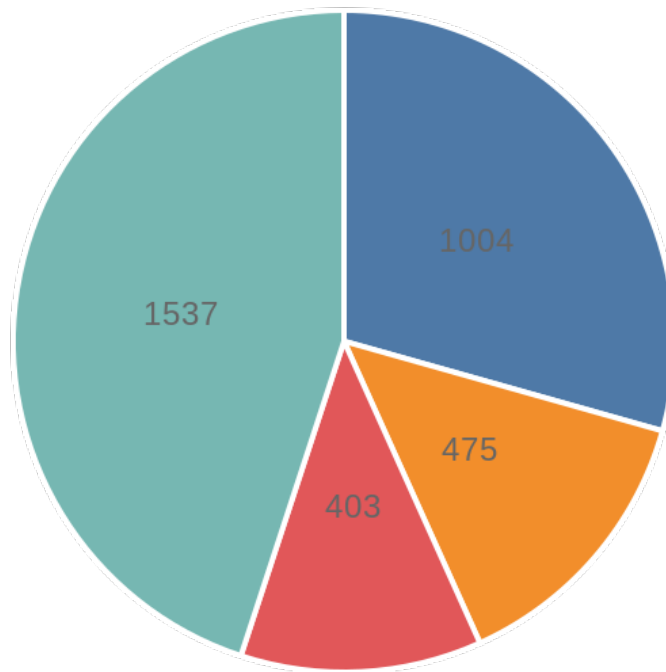
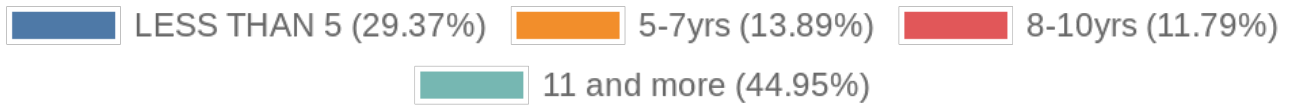
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Group	Count	%
YOUTH/ADULT	184	7.63%
MIDDLE AGED	624	25.88%
MATURE	790	32.77%
PENSIONER	813	33.72%

## Tenure of Owners

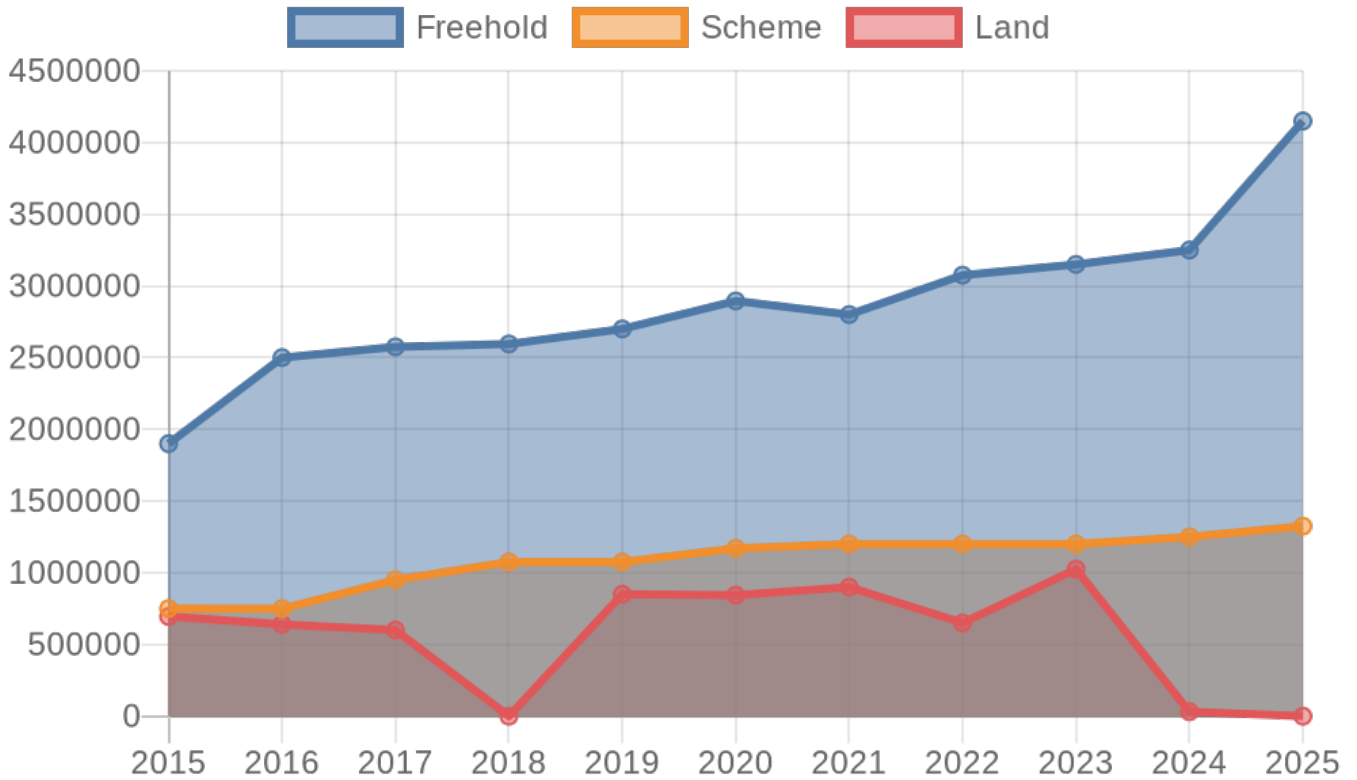
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Tenure	Count	%
LESS THAN 5	1004	29.37%
5-7yrs	475	13.89%
8-10yrs	403	11.79%
11 and more	1537	44.95%

## Suburb Trends

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Year	Freehold	Scheme	Land
2015	R 1,900,000.00	R 750,000.00	R 695,000.00
2016	R 2,500,000.00	R 749,000.00	R 640,000.00
2017	R 2,575,000.00	R 950,000.00	R 600,000.00
2018	R 2,595,000.00	R 1,075,000.00	R 0.00
2019	R 2,700,000.00	R 1,075,000.00	R 850,000.00
2020	R 2,895,000.00	R 1,170,000.00	R 843,750.00
2021	R 2,800,000.00	R 1,200,000.00	R 900,000.00
2022	R 3,075,000.00	R 1,200,000.00	R 650,000.00
2023	R 3,150,000.00	R 1,200,000.00	R 1,025,000.00
2024	R 3,250,000.00	R 1,250,000.00	R 30,842.00
2025	R 4,150,000.00	R 1,325,000.00	R 0.00

## Amenities

Description	Category	Distance (km)
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TotalEnergies	FillingStation	1.09
Astron Energy Durbanville	FillingStation	1.34
Wills Motors Administration Office	FillingStation	1.51
Durbanville Clinic	hospital	0.57
Dr Lydia Batchelor	hospital	1.03
Dr Louw Anelia	hospital	1.29
South African Police Service - Church Street	police	0.92
South African Police Service Durbanville Police Station	police	1.24
Storieland Playschool	school	0.31
Babynastix Cape Town	school	0.44
Nma Mixed Martial Arts Academy - Durbanville	school	0.71
Spiro's Corner	shop	1.21
Newham Place	shop	1.24
De Ville Shopping Centre	shop	1.33
College Of Audio Engineering	tertiary	1.23
Old Oak Academy	tertiary	1.26
Curro Holdings Ltd	tertiary	1.59