

████████████████████, DURBANVILLE, WESTERN CAPE

4 Bedrooms

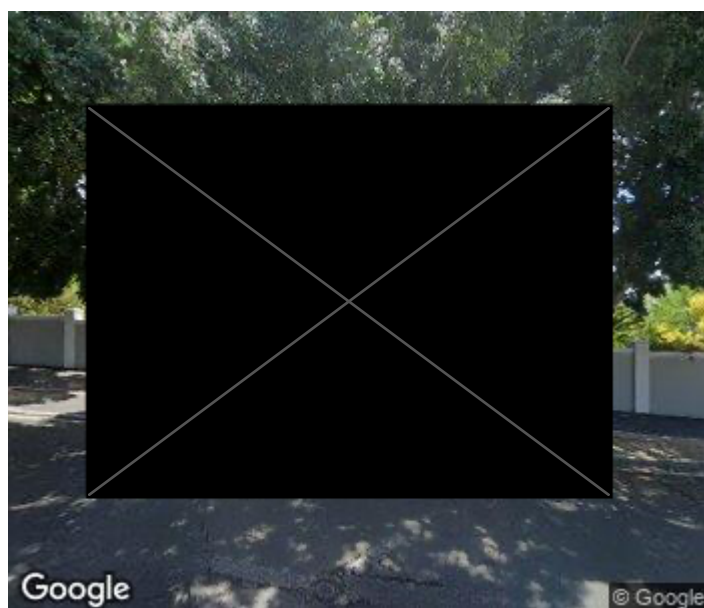
3.5 Bathrooms

2 Garages

Erf Size: 1277m²

Area Under Roof: 355m²

Suburb Average Sales Price: R 4 306 950



PROPERTY DETAILS

Address: ████████████████████, DURBANVILLE, WESTERN CAPE

Suburb: DURBANVILLE CENTRAL

Erf: █████

Township: DURBANVILLE

Municipality: CITY OF CAPE TOWN

Province: WESTERN CAPE

Last Sales Price: R3 150 000

Last Sales Date: 2017/07/13

Please note that Endorsements, Servitudes and any other restrictions are not included in this report. This is available on the Deeds Office Property Report.

OWNER DETAILS

Name	ID No	Title Deed No	Marital Status	Share
████████████████████	7606085xxxxxx	T56979/2017	MARRIED OUT	50%
MALAN INGRID RENETTE	7802200xxxxxx	T56979/2017	MARRIED OUT	50%

BOND DETAILS

Bond Holder	Amount	Registration Date	Bond No
██████████	R 2 500 000	2017/09/29	B25510/2017

VALUATION DETAILS

Low	High	Suburb Low	Suburb Middle	Suburb High
R 3 530 000	R 5 720 000	R 920 000	R 3 495 000	R 6 070 000

MUNICIPAL VALUATION

Valuation Amount	Estimated Monthly Rates	Year of Valuation	Rating Period	Usage Category	Usage
R 3 670 000	R 1 918.49	2023	2023/2024	RESIDENTIAL	RESIDENTIAL

SALES HISTORY

Year	Buyer	Seller	Reg Date	Title Deed No	Purchase Date	Purchase Price
2017	Natural Person	Natural Person	2017/09/29	T56979/2017	2017/07/13	R 3 150 000
2016	Natural Person	Natural Person	2016/02/08	T5394/2016	2015/10/04	R 2 700 000
2005	Natural Person	Natural Person	2005/04/25	T31903/2005	2005/01/31	R 1 220 000

STREET SALES HISTORY

Street No	Erf No	Buyer	Seller	Reg Date	Title Deed No	Purchase Date	Purchase Price
1█	████	Natural Person	Natural Person	2023/12/06	T53327/2023	2023/09/06	R 4 900 000
█0	1█	Natural Person	Natural Person	2023/11/30	T51824/2023	2023/08/20	R 5 850 000
1█	████	Natural Person	Natural Person	2023/10/10	T42853/2023		

COMPARABLE SALES

Street Address	Erf No	Township	Distance	Sale Date	Sale Price	Size	Area Under Roof	Bedrooms	Bathrooms	Garages
██████████ ██████████ Road Durbanville Central	1██████	DURBANVILLE	62m	2023/08/20	R5,850,000	1643m ²	388m ²	5	3.5	2
██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	88m	2023/01/26	R3,750,000	1401m ²	245m ²	4	3	2
██████████e ██████████ Road Durbanville Hills	██████	DURBANVILLE	119m	2024/03/18	R3,600,000	1256m ²	260m ²	3	2	2
██████████ ██████████ Road Durbanville Hills	2██████	DURBANVILLE	132m	2022/10/25	R4,100,000	1267m ²	281m ²	4		
██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	205m	2023/05/14	R4,300,000	1153m ²	383m ²	4		
██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	226m	2023/05/05	R3,600,000	1145m ²				
██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	276m	2023/06/07	R4,000,000	1527m ²	305m ²	3	3	2
██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	289m	2023/03/30	R4,500,000	1289m ²	100m ²			
██████████ ██████████ Road Durbanville Central	██████	DURBANVILLE	371m	2023/09/06	R4,900,000	1190m ²	327m ²	5	4.5	2
1██████████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	415m	2023/06/24	R3,700,000	1239m ²	219m ²	4	2	2

Street Address	Erf No	Township	Distance	Sale Date	Sale Price	Size	Area Under Roof	Bedrooms	Bathrooms	Garages
██████████ Road Durbanville Hills	██████	DURBANVILLE	421m	2023/12/14	R4,150,000	1492m ²	295m ²	5	3	
1██████████ Road Durbanville Central	1██████	DURBANVILLE	536m	2023/11/11	R3,699,000	1163m ²	167m ²	3	2	5
██████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	601m	2023/09/26	R4,000,000	1249m ²	433m ²	4	2.5	1
1██████████ Road Durbanville Hills	██████	DURBANVILLE	721m	2024/06/03	R4,800,000	1627m ²	476m ²	5	4	4
██████████ ██████████ Avenue Kenridge Heights	██	KENRIDGE	753m	2024/04/25	R4,500,000	1071m ²	263m ²	4	3	2
██████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	779m	2024/03/02	R6,600,000	1289m ²	275m ²	4	3	4
██████ ██████████ Avenue Kenridge Heights	██████	KENRIDGE	810m	2023/10/02	R4,200,000	1112m ²	252m ²	4	2	2
██████████ Road Kenridge Heights	██	KENRIDGE	811m	2024/04/22	R4,420,000	1239m ²	306m ²	4	3	2
██████ ██████████ Road Durbanville Hills	██████	DURBANVILLE	895m	2024/04/09	R3,220,000	1233m ²				
██████████ Crescent Vergesig	4██████	DURBANVILLE	948m	2024/07/01	R4,250,000	1070m ²	340m ²	4	3	3

NEARBY AMENITIES

Filling Station

- 1.19 km - TotalEnergies
- 1.42 km - Wills Motors Administration Office
- 1.43 km - Astron Energy Durbanville

Bus Station

No nearby Bus Station found

Hospital/Clinic

0.75 km - Durbanville Clinic
1.06 km - Dr Lydia Batchelor
1.38 km - Dr Louw Anelia

Police Station

1.02 km - South African Police Service - Church Street
1.36 km - South African Police Service Durbanville Police Station

Shopping Centre

1.3 km - Spiro's Corner
1.33 km - Newham Place
1.4 km - Aurora Shopping Centre

Education

0.19 km - Storieland Playschool
0.55 km - Nma Mixed Martial Arts Academy - Durbanville
0.59 km - Babynastix Cape Town

Please note that we obtain our data from various sources and while we make every effort to ensure the accuracy of the information, we cannot be held responsible for any errors or omissions. The information contained in this report is for general information purposes only and should not be used as a substitute for professional advice. We recommend that you consult with a professional property valuer or real estate agent before making any decisions based on the information contained in this report. The information contained in this report is public domain information and accessible to any person.