

WinDeed Property Report



Township CAMPS BAY, Erf 12345/0

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	12542/1974
Erf Number	12345	Registered Size	1,248SQM
Portion Number	0	Municipality	WESTERN CAPE
Township	CAMPS BAY	Province	WESTERN CAPE
Registration Division	NOT AVAILABLE	Coordinates (Lat/Long)	6.378768/-33.950587
Deeds Office	CAPE TOWN		

OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	T12345/1993
Name	DOE JANE	Purchase Date	1993/12/31
ID Number	5312319999086	Purchase Price (R)	800,000
Share (%)	100	Registration Date	1994/01/20

MAPS



PROPERTY INFORMATION

Address	21 Montague Street, Bedelia *
Primary Use	-
Estate	Blaauwberg Village *

Room Configuration

Bedrooms	3	Reception Areas	1
Bathrooms	2 *	Study/Office	1
Kitchens	1 *		
Internal Finishes	Luxury *		

General Information

Door Number	38 *	Roof Type	Tile *
Floor Size (m²)	38 *	Wall Type	Brick
Storeys	1	Construction Year	2008 *

Other Features

Garages	Number of Garages	Additional Dwellings	YES
Garden	YES		
Pool	YES		

* Indicates sections where the report has been edited.

MUNICIPAL VALUATION

Municipal Valuation	1 350 000	Valuation Year	2007
Zoning Usage	1 DWELLING RES		

SALES

Sales shows the details of the most recent transfers and properties for sale in scheme(s) named SCHEME NAME.



Recently Registered Transfers

	Address / Property Description	Size	Sales Price (R)	Distance (m)	Sold	Transferred
A	9 VAN KAMP STREET CAMPS BAY	477	40,000,000	28.257	2008/03/06	2008/06/04
B	1 THE FAIRWAY ROAD CAMPS BAY	497	3,500,000	70.546	2008/06/17	2008/12/12
C	2 VAN KAMP STREET CAMPS BAY	498	6,228,000	109.138	2007/04/17	2007/08/01
E	239 HONEYWELL STREET CAMPS BAY	302	4,200,000	230.302	2007/04/04	2007/07/31
F	4 VAN KAMP STREET CAMPS BAY	316	6,500,000	248.198	2008/03/07	2008/06/05
G	7 THE MEWS DRIVE CAMPS BAY	395	3,600,000	272.862	2008/02/26	2008/05/20
H	15 CENTRAL DRIVE CAMPS BAY	359	5,500,000	274.927	2007/09/06	2007/11/19
I	6 ARGYLE STREET CAMPS BAY	360	3,000,000	284.535	2007/11/11	2008/09/07
J	9 CENTRAL DRIVE CAMPS BAY	495	3,000,000	284/535	2007/01/16	2007/08/15
K	1 FAIRWAY ROAD CAMPS BAY	499	4,500,000	321.936	2008/07/04	2008/11/27
M	1 LINCOLN ROAD CAMPS BAY	697	5,150,000	325.363	2007/03/06	2007/06/24
N	2 LINCOLN ROAD CAMPS BAY	693	16,000,000	325.677	2007/07/13	2007/10/25

Properties For Sale

	Address / Property Description	Size (m ²)	Listing Price (R)	Distance (m)	Listed	Property24 Listing
	CAMPS BAY (DETAILS WITHHELD*)	548	5 500 000	205	2009/01/12	View
	9 TREE ROAD CAMPS BAY	530	3 995 000	120	2009/01/28	View

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

Sales Analysis

15 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	40,000,000	83,857	477
Average Priced Property	15,254,500	23,526	483
Lowest Priced Property	3,000,000	6,000	495

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
65421/2008	1,000,000	ABSA

PROPERTY HISTORY

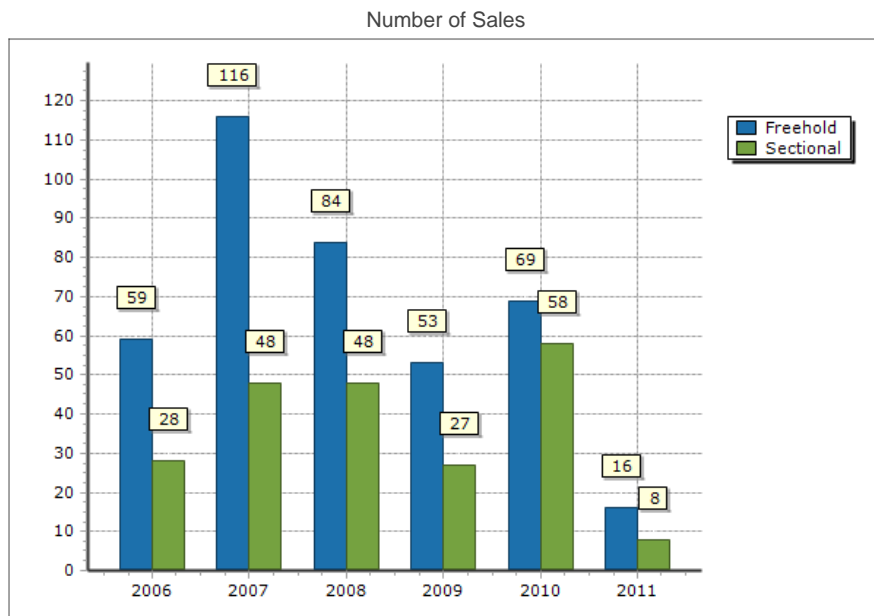
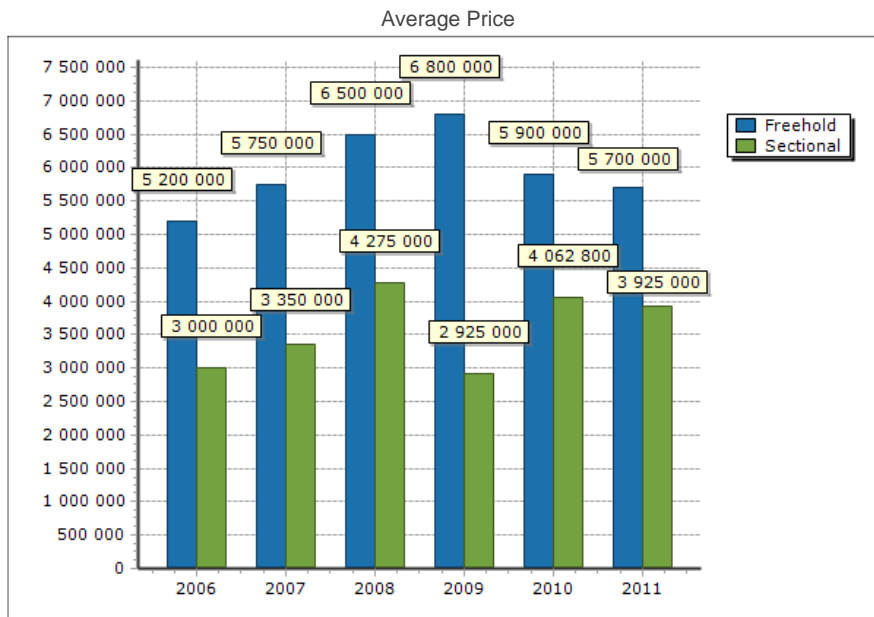
Document Number	Amount (R)	Holder
12345/2003	810,000	ABSA

AMENITIES

Name	Type	Distance (m)
Promenade Shopping Mall	-	0,266
Camps Bay PrepSchool	-	0,365
Police SAPS - Camps Bay	-	0,604
Booth Memorial Hospital	-	1,212

SUBURB TRENDS

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



	Average Freehold Price (R)	Total Freehold Sales	Average Sectional Price (R)	Total Sectional Sales
2006	5,200,000	59	3,000,000	28
2007	5,750,000	116	3,350,000	48
2008	6,500,000	84	4,275,000	48
2009	6,800,000	53	2,925,000	27
2010	5,900,000	69	4,062,800	58
2011	5,700,000	16	3,925,000	8

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