# WinDeed Property

PRETORIA, JUKSKEI VIEW EXT 40, 3969, 0

Lexis® WinDeed

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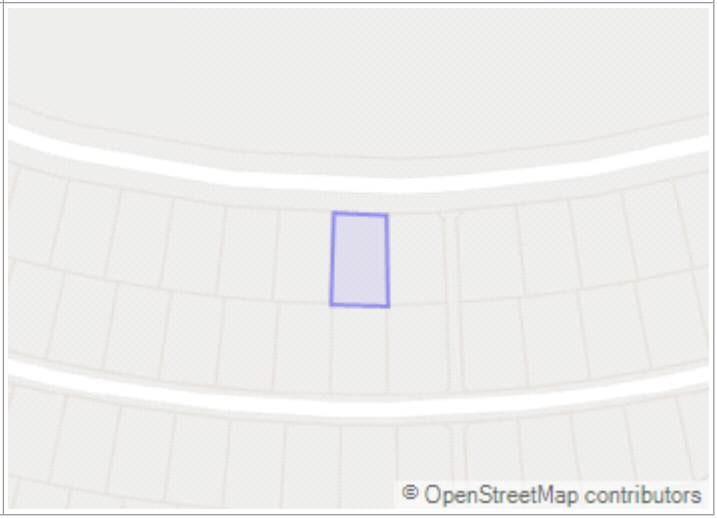
| SEARCH CRITERIA | | | |
|---|---|---|---|
| Search Date | 2024/12/03 07:47 | Township | JUKSKEI VIEW EXT 40 |
| Reference | - | Erf Number | 3969 |
| Report Print Date | 2024/12/03 07:47 | Portion Number | 0 |
| Deeds Office | Pretoria | | |

| REGISTERED PROPERTY DETAILS | | | |
|---|---|---|---|
| Property Type | ERF | Diagram Deed Number | T49784/2014 |
| Erf Number | 3969 | Registered Size | 1021.0000SQM |
| Portion Number | 0 | Municipality | CITY OF JOHANNESBURG |
| Township | JUKSKEI VIEW EXT 40 | Province | GAUTENG |
| Registration Division | IR | Coordinates (Lat/Long) | -26.022640 / 28.105566 |
| Deed Office | PRETORIA | | |

| OWNER INFORMATION (1) | | | |
|---|---|---|---|
| WATERFALL COUNTRY ESTATE W U Q F PTY LTD | | | Owner 1 of 1 |
| Person Type | COMPANY | Title Deed | T49784/2014 |
| Name | WATERFALL COUNTRY ESTATE W U Q F PTY LTD | Purchase Date | - |
| Registration Number | 200401349307 | Purchase Price (R) | - |
| Share (%) | - | Registration Date | 2014/07/03 |

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## MAPS

| Satellite | Street |
| --- | --- |
|  |  |



## PROPERTY INFORMATION

No property information to display

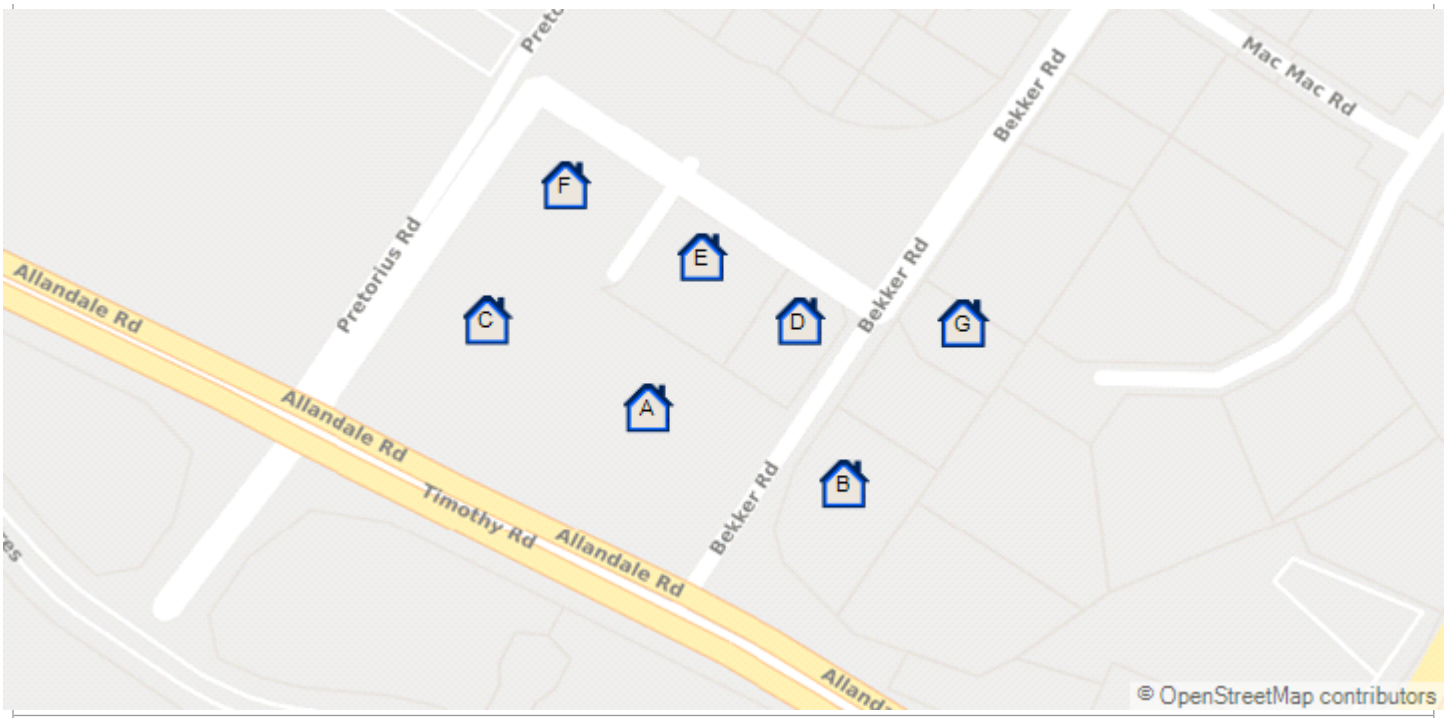
## MUNICIPAL VALUATION

No municipal valuation to display

## SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

| | Address / Property Information | Size (m²) | Sales Price (R) | Distance (m) | Sold | Transferred |
|---|---|---|---|---|---|---|
| A | , | 20 000 | 395 000 000 | 1 265 | 2022/08/31 | 2023/03/06 |
| C | , | 10 000 | 395 000 000 | 1 275 | 2022/08/31 | 2023/03/06 |
| D | , | 3 698 | 395 000 000 | 1 358 | 2022/08/31 | 2023/03/06 |
| E | , | 6 377 | 395 000 000 | 1 366 | 2022/08/31 | 2023/03/06 |
| F | , | 10 000 | 395 000 000 | 1 374 | 2022/08/31 | 2023/03/06 |
| B | 2 BEKKER STREET, VORNA VALLEY | 7 418 | 17 500 000 | 1 282 | 2023/04/20 | 2023/10/11 |
| G | 38 HOWICK CLOSE, VORNA VALLEY | 137 | 1 600 000 | 1 409 | 2024/02/01 | 2024/08/16 |
| G | 38 HOWICK CLOSE, VORNA VALLEY | 137 | 1 725 000 | 1 409 | 2022/09/16 | 2022/12/22 |

SALES ANALYSIS

8 properties used in the analysis.

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

| | Price (R) | R/m² | Extent (m²) |
|---|---|---|---|
| Highest Priced Property | 395 000 000 | 19 750 | 20 000 |
| Average Priced Property | 103 956 250 | 13 095 | 7 938 |

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| | | | |
|---|---|---|---|
| Lowest Priced Property | 1 600 000 | 11 679 | 137 |

## BONDS AND OTHER DOCUMENTS (5)

| # | Document Number | Institution | Amount (R) |
|---|---|---|---|
| 1 | B26474/2018 | INVESTEC BANK LTD | 6 350 000 |
| 2 | K3843/2018L | MASHABA NOEL | - |
| 3 | K3853/2015S | - | - |
| 4 | K3854/2015L | BALGOBIND NARISA | - |
| 5 | K3842/2018L | BALGOBIND NARISA | - |

## PROPERTY HISTORY (5)

| # | Document | Amount (R) | Holder |
|---|---|---|---|
| 1 | B17251/2016 | 3 950 000 | - |
| 2 | B29660/2014 | 5 000 000 | - |
| 3 | T29671/2014 | 10 000 | WATERFALL COUNTRY ESTATE W U Q F PTY LTD |
| 4 | K3655/2014L | - | DURAFOAM DISTRIBUTORS CC |
| 5 | K2193/2014L | - | - |

## AMENITIES (2)

| # | Name | Type | Distance (m) |
|---|---|---|---|
| 1 | REDDAM HOUSE WATERFALL ESTATE | EDUCATION | 1 527 |
| 2 | POLO FIELDS | SPORTS AND LEISURE | 1 857 |

## SUBURB TRENDS

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

MONTHLY TRENDS

Average Price

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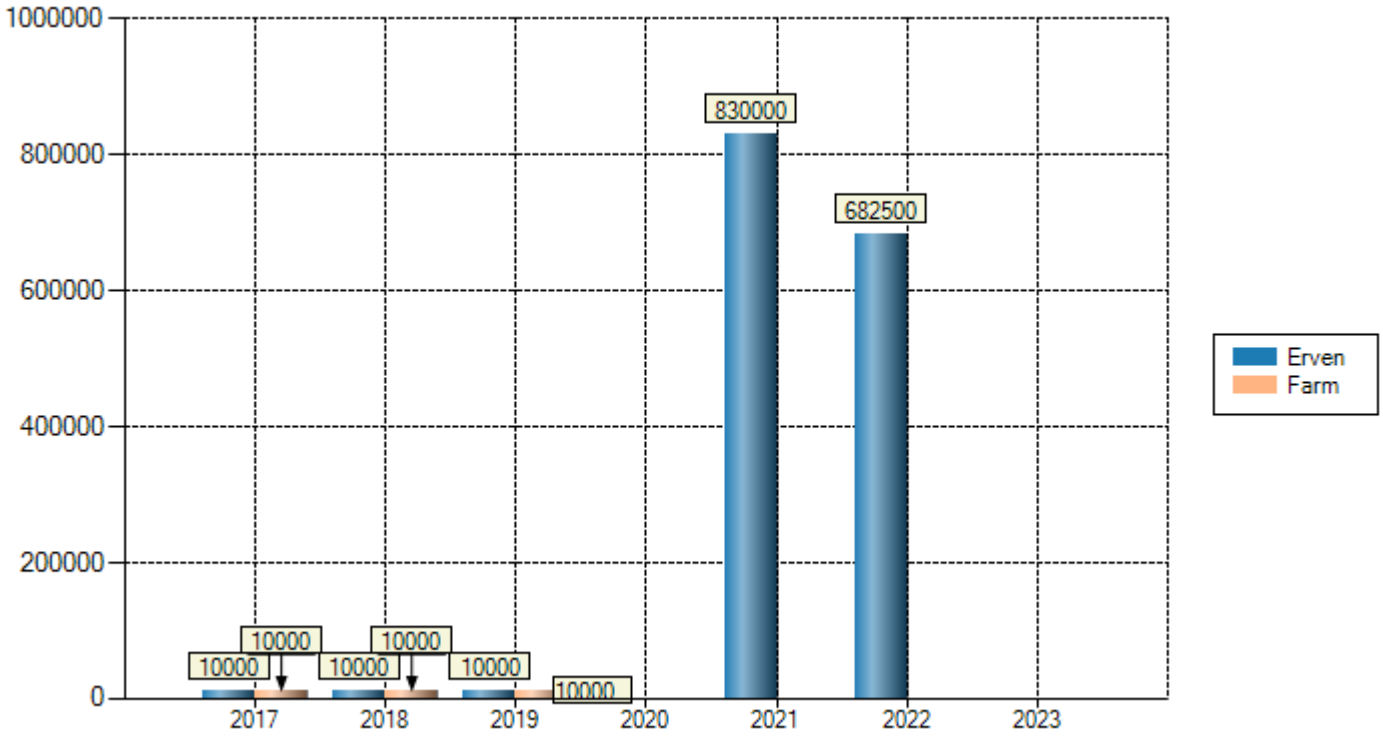
Number of Sales

| Key | Average Freehold Price (R) | Total Freehold Sales | Average Sectional Price (R) | Total Sectional Sales |
|---|---|---|---|---|

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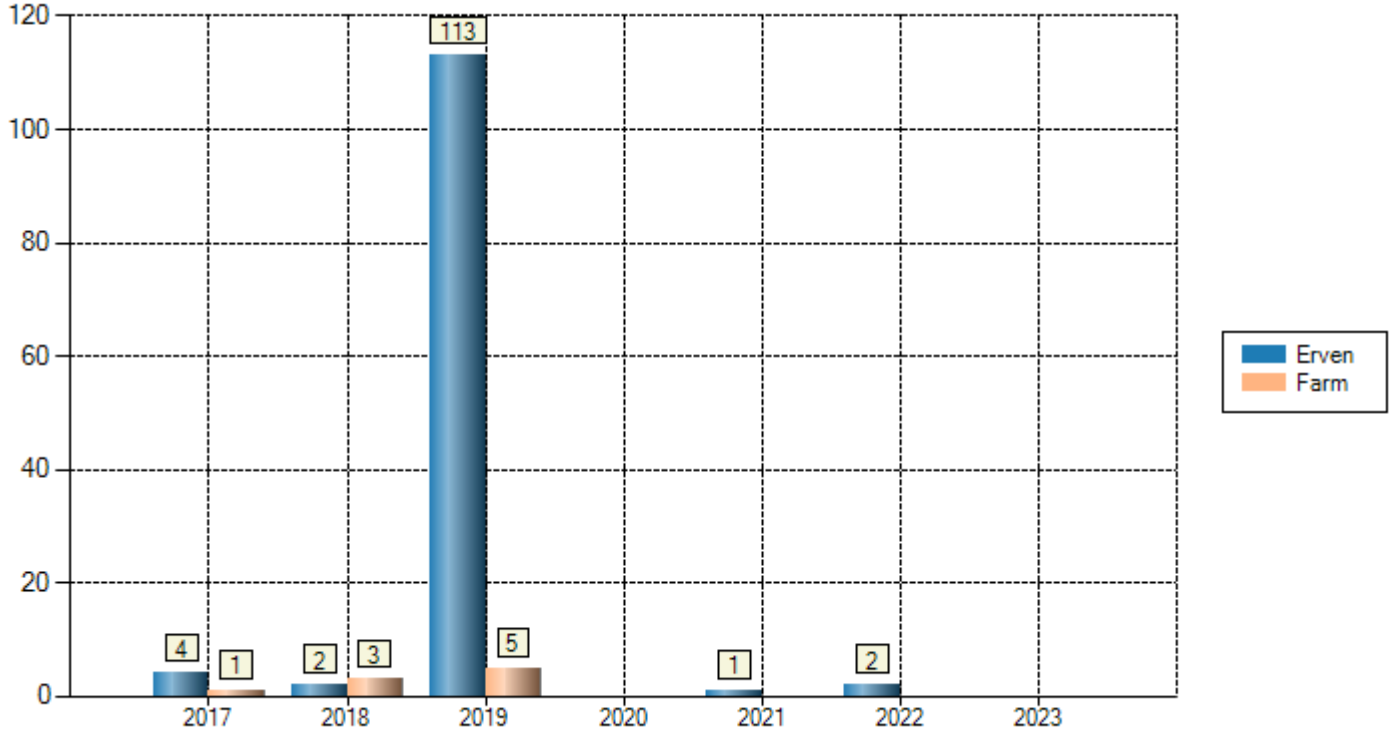
ANNUAL TRENDS

Average Price




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Number of Sales




| Key | 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 |
|---|---|---|---|---|---|---|---|---|
| 2017 | 10 000 | 4 | - | - | 10 000 | 1 | - | - |
| 2018 | 10 000 | 2 | - | - | 10 000 | 3 | - | - |
| 2019 | 10 000 | 113 | - | - | 10 000 | 5 | - | - |
| 2020 | - | - | - | - | - | - | - | - |
| 2021 | 830 000 | 1 | - | - | - | - | - | - |
| 2022 | 682 500 | 2 | - | - | - | - | - | - |
| 2023 | - | - | - | - | - | - | - | - |

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