

EVM™ Report

Western Cape

EV

Property Details

FREEHOLD

Western Cape

LEGAL

Erf

Town: "CROYDON"

Mun: "CITY OF CAPE TOWN"

Province: "WESTERN CAPE"

[Google maps](#) | [Street View](#)

Estate:

Suburb: Croydon

LAND SIZE (REGISTERED)

612 m²

LAND SIZE (CADASTRAL)

611 m²

LAST SALES PRICE

LAST SALES DATE

2020/09/17



EVM™ Valuation Details

ESTI R - R

SUBURB E W R

SUBURB E DDLE R

SUBURB E GH R

brought to you by

Lightstone

We simplify the complex

Owner Details



NAME Natural Person	ID [REDACTED]	TITLE DEED NO [REDACTED]	MARITAL STATUS MARRIED OUT	SHARE -
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Bond Details

BOND AMOUNT R 3 000 000	INSTITUTION [REDACTED]	BOND REG DATE 2020/12/08	BOND NO [REDACTED]
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Transfer History

2020	BUYER Natural Person	REG DATE 2020/12/08	PURCHASE DATE 2020/09/17
	SELLER Natural Person	TITLE DEED NO. [REDACTED]	PURCHASE PRICE R [REDACTED]
2016	BUYER Natural Person	REG DATE 2016/06/21	PURCHASE DATE 2016/04/25
	SELLER Legal Entity	TITLE DEED NO. [REDACTED]	PURCHASE PRICE R [REDACTED]
2015	BUYER Legal Entity	REG DATE 2015/11/04	PURCHASE DATE 2015/04/30
	SELLER Legal Entity	TITLE DEED NO. [REDACTED]	PURCHASE PRICE R [REDACTED]

Street Transfer History

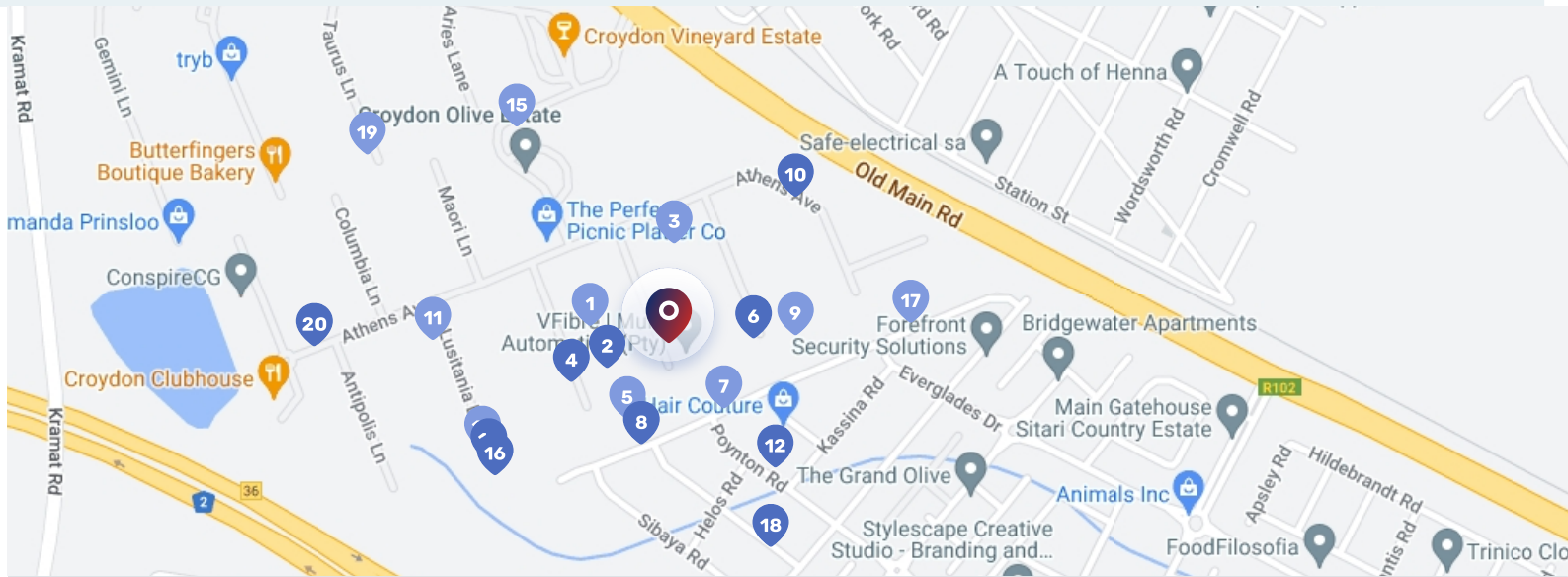
BUYER Natural Person	SELLER Natural Person	REG DATE 2022/09/05	PURCHASE DATE 2022/05/26	TITLE DEED NO [REDACTED]	STREET NUMBER [REDACTED]	PURCHASE PRICE R [REDACTED]
BUYER Natural Person	SELLER Legal Entity	REG DATE 2022/03/23	PURCHASE DATE 2022/01/24	TITLE DEED NO [REDACTED]	STREET NUMBER [REDACTED]	PURCHASE PRICE R [REDACTED]
BUYER Natural Person	SELLER Natural Person	REG DATE 2021/05/19	PURCHASE DATE 2021/02/16	TITLE DEED NO [REDACTED]	STREET NUMBER [REDACTED]	PURCHASE PRICE R [REDACTED]

Municipal Valuation

VALUATION AMOUNT R [REDACTED]	ESTIMATED MONTHLY RATES R [REDACTED] 2	YEAR OF VALUATION 2023	RATING PERIOD 2023/2024	USAGE CATEGORY RESIDENTIAL	USAGE RESIDENTIAL
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Servitudes

SERVITUDE TYPE Unclassified Urban	TAG VALUE [REDACTED]	GEOMETRY 3570 m ²	AREA/LINE Area
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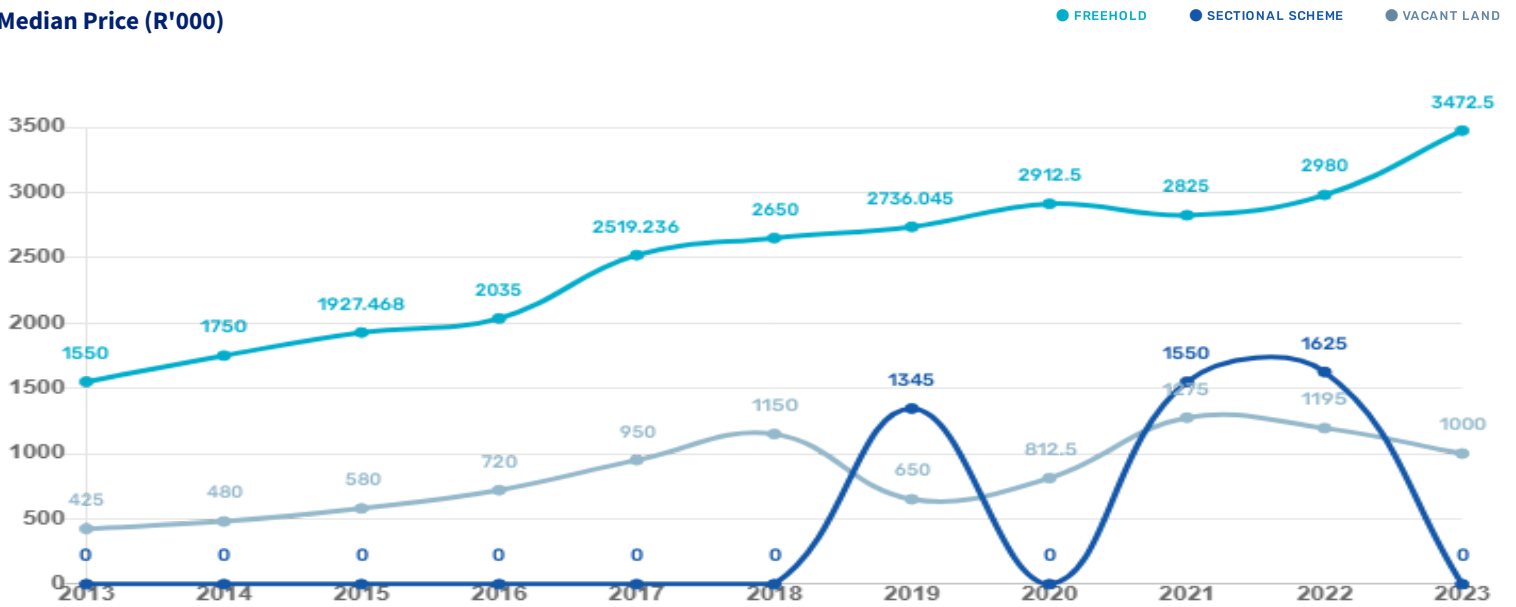


	ADDRESS	ERF/PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
1	1 Oakburn Lane Croydon	1694 0	67	2021/11/18	2021/07/08	612 R 7 516/m2	0	[REDACTED]			
2	7 Oakburn Lane Croydon	1691 0	88	2022/07/27	2022/05/19	612 R 6 209/m2	280	[REDACTED]	3	2	2
3	35 Athens Avenue Croydon	1723 0	92	2022/10/17	2022/08/07	612 R 6 495/m2	0	[REDACTED]	0	0	0
4	6 Oakburn Lane Croydon	1678 0	129	2023/06/27	2023/04/01	612 R 8 415/m2	281	[REDACTED]	3	2	2
5	15 Oakburn Lane Croydon	1687 0	143	2022/07/01	2022/02/28	630 R 8 444/m2	0	[REDACTED]	0	0	0
6	10 Waterloo Lane Croydon	1738 0	149	2022/04/07	2021/12/13	612 R 6 904/m2	0	[REDACTED]	0	0	0
7	17 Thermopylae Lane Croydon	1709 0	167	2022/09/05	2022/05/26	665 R 5 865/m2	0	[REDACTED]			
8	19 Oakburn Lane Croydon	1685 0	174	2023/07/25	2023/06/02	700 R 7 500/m2	0	[REDACTED]			
9	11 Waterloo Lane Croydon	1746 0	200	2022/09/23	2022/07/04	612 R 7 018/m2	0	[REDACTED]			
10	51 Athens Avenue Croydon	1771 0	241	2022/10/14	2022/07/18	665 R 5 857/m2	205	[REDACTED]	3	2.5	0
11	11 Athens Avenue Croydon	1620 0	265	2022/06/02	2022/02/04	612 R 8 660/m2	474	[REDACTED]	3	3.5	0
12	24 Castlemaine Road Sitari	128 0	266	2023/03/03	2022/10/27	540 R 7 593/m2	0	[REDACTED]			
13	10 Lusitania Lane Croydon	1658 0	268	2022/12/01	2022/08/30	612 R 7 353/m2	290	[REDACTED]	3	2.5	2
14	12 Lusitania Lane Croydon	1659 0	274	2023/03/17	2022/11/03	648 R 6 250/m2	228	[REDACTED]	3	2	2
15	7 Aries Lane Croydon	1495 0	275	2023/03/29	2022/12/03	819 R 6 593/m2	305	[REDACTED]	3	3.5	0

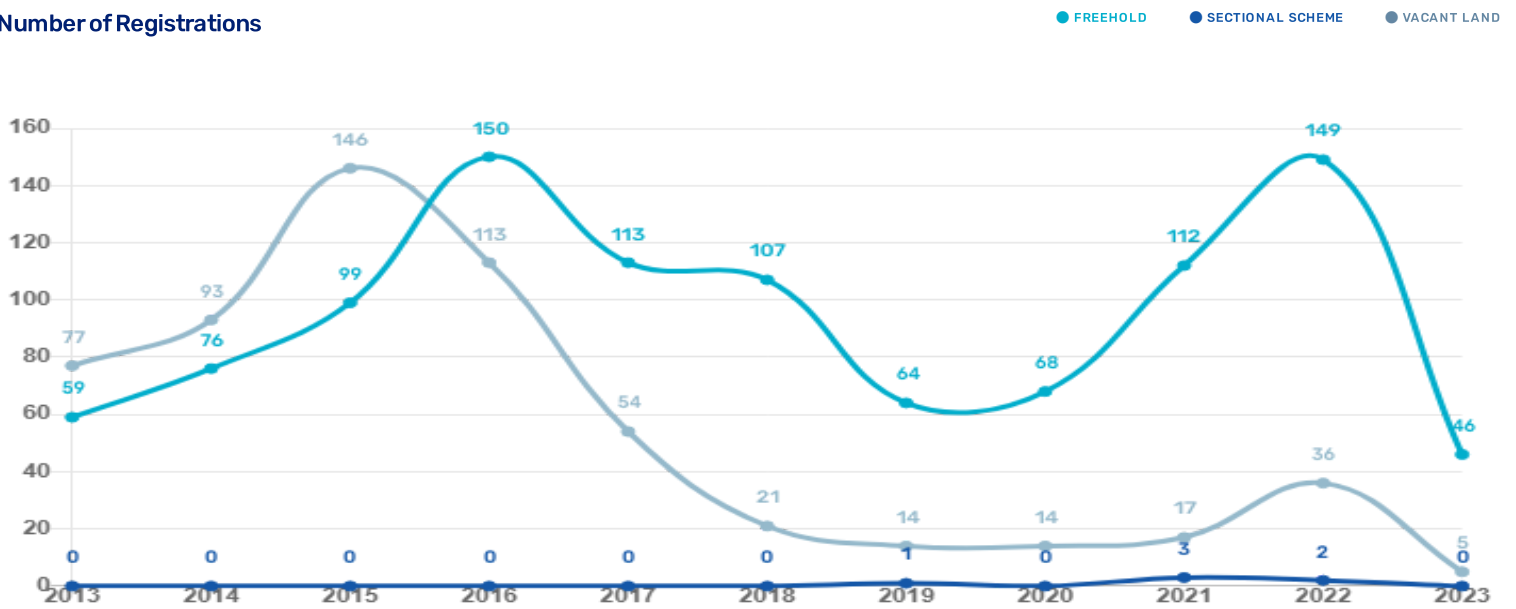
	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16	14 Lusitania Lane Croydon	1660 0	282	2023/03/06	2023/01/12	648 R 6 171/m2	0				
17	2 Romelia Lane Croydon	1786 0	343	Offer to purchase	2023/07/14	612 R 6 781/m2	185		3	0	0
18	11 Etosha Street Sitari	172 0	347	2023/05/31	2023/03/20	491 R 11 354/m2	309		3	3.5	0
19	16 Taurus Lane Croydon	1467 0	396	2023/06/19	2023/03/07	780 R 6 795/m2	0				
20	5 Condolier Lane Croydon	1805 0	415	2023/05/30	2023/01/10	648 R 6 327/m2	217		3	2	2

Offer to purchase

Median Price (R'000)



Number of Registrations



Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities



FILLING STATION

0.45 km

Engen False Bay 1 Stop

0.7 km

False Bay One Stop

0.72 km

Shell Ultra City



POLICE STATION

2.03 km

South African Police Service - Hospital Street



BEACH

3.85 km

Macassar Beach



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

2.43 km

Foodkor Convenience Centre



HOSPITAL/CLINIC

2.07 km

Macassar Community Health Centre

2.49 km

Matibidi Hospital

2.63 km

Macassar Clinic



EDUCATION

0.65 km

Nanny N Me - Kelderhof

1.24 km

Girls & Boys Town Macassar Combined School

1.56 km

Zandvleit High School

Disclaimer

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