EVM™ Report

▬▬▬▬▬▬▬▬▬ | Western Cape

EV ▬▬▬▬▬▬▬▬
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Property Details   **FREEHOLD**

📍 ▬▬▬▬▬▬▬▬▬ **Western Cape**

LEGAL

Estate: ▬▬▬▬▬▬

Erf ▬▬

Suburb: Croydon

Town: "CROYDON"

Mun: "CITY OF CAPE TOWN"

Province: "WESTERN CAPE"

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

LAND SIZE (REGISTERED)	LAND SIZE (CADASTRAL)	LAST SALES PRICE	LAST SALES DATE
612 m²	611 m²	▬▬▬▬	2020/09/17

(Lat/long)/Street View ▬▬▬▬▬

EVM™ Valuation Details

ESTI ▬▬▬▬▬▬ R PROPER

R ▬▬▬▬ - R ▬▬▬▬

SUBURB E ▬ W	SUBURB E ▬ DDLE	SUBURB E ▬ GH
🟢 R ▬▬▬	🟡 R ▬▬▬	🔴 R ▬▬▬

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Owner Details

NP

NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
Natural Person	▮▮▮▮▮	▮▮▮▮▮	MARRIED OUT	-

Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
R 3 000 000	▮▮▮▮	2020/12/08	▮▮▮▮

Transfer History

2020

BUYER	REG DATE	PURCHASE DATE
Natural Person	2020/12/08	2020/09/17
SELLER	TITLE DEED NO.	PURCHASE PRICE
Natural Person	▮▮▮▮	R ▮▮▮▮

2016

BUYER	REG DATE	PURCHASE DATE
Natural Person	2016/06/21	2016/04/25
SELLER	TITLE DEED NO.	PURCHASE PRICE
Legal Entity	▮▮▮▮	R ▮▮▮▮

2015

BUYER	REG DATE	PURCHASE DATE
Legal Entity	2015/11/04	2015/04/30
SELLER	TITLE DEED NO.	PURCHASE PRICE
Legal Entity	▮▮▮▮	R ▮▮▮▮

Street Transfer History

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

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R ▮▮▮▮	R ▮▮▮2	2023	2023/2024	RESIDENTIAL	RESIDENTIAL

Servitudes

SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Unclassified Urban	▮▮▮▮	3570 m^2	Area
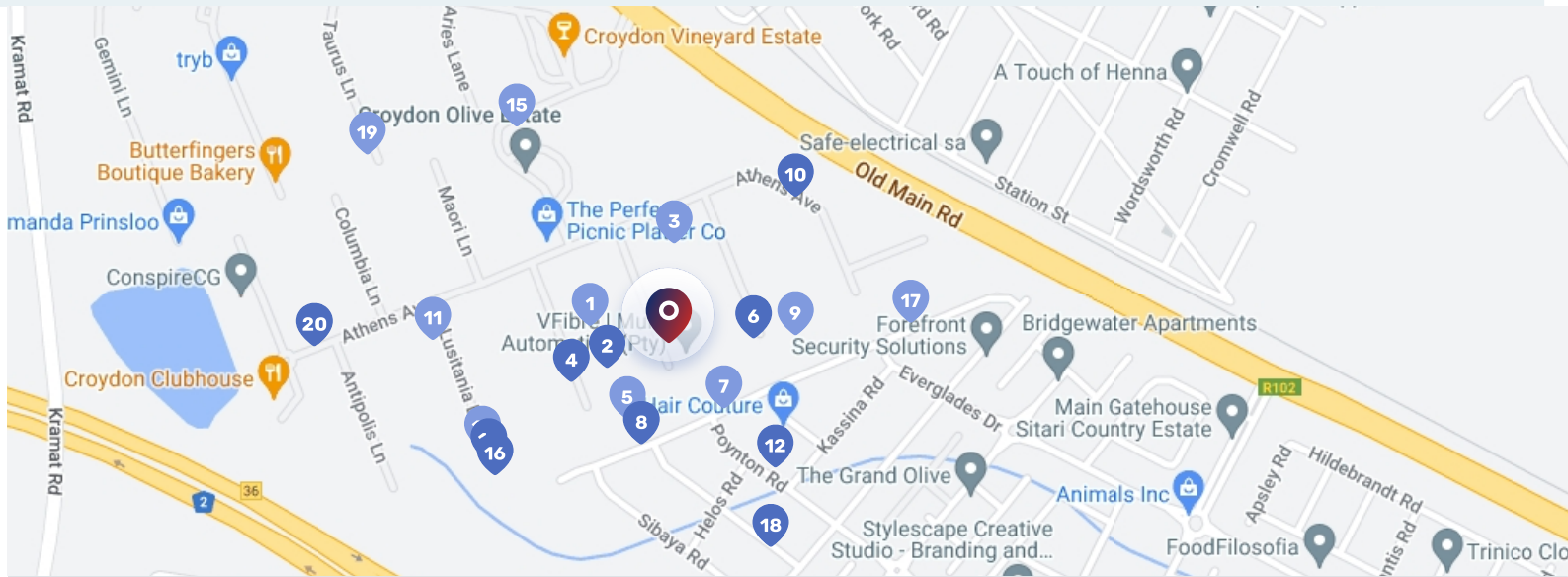
	ADDRESS	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE	🛏	🛁	🏠
1	1 Oakburn Lane Croydon	1694|0	67	2021/11/18	2021/07/08	612 R 7 516/m2	0				
2	7 Oakburn Lane Croydon	1691|0	88	2022/07/27	2022/05/19	612 R 6 209/m2	280		3	2	2
3	35 Athens Avenue Croydon	1723|0	92	2022/10/17	2022/08/07	612 R 6 495/m2	0		0	0	0
4	6 Oakburn Lane Croydon	1678|0	129	2023/06/27	2023/04/01	612 R 8 415/m2	281		3	2	2
5	15 Oakburn Lane Croydon	1687|0	143	2022/07/01	2022/02/28	630 R 8 444/m2	0		0	0	0
6	10 Waterloo Lane Croydon	1738|0	149	2022/04/07	2021/12/13	612 R 6 904/m2	0		0	0	0
7	17 Thermopylae Lane Croydon	1709|0	167	2022/09/05	2022/05/26	665 R 5 865/m2	0				
8	19 Oakburn Lane Croydon	1685|0	174	2023/07/25	2023/06/02	700 R 7 500/m2	0				
9	11 Waterloo Lane Croydon	1746|0	200	2022/09/23	2022/07/04	612 R 7 018/m2	0				
10	51 Athens Avenue Croydon	1771|0	241	2022/10/14	2022/07/18	665 R 5 857/m2	205		3	2.5	0
11	11 Athens Avenue Croydon	1620|0	265	2022/06/02	2022/02/04	612 R 8 660/m2	474		3	3.5	0
12	24 Castlemaine Road Sitari	128|0	266	2023/03/03	2022/10/27	540 R 7 593/m2	0				
13	10 Lusitania Lane Croydon	1658|0	268	2022/12/01	2022/08/30	612 R 7 353/m2	290		3	2.5	2
14	12 Lusitania Lane Croydon	1659|0	274	2023/03/17	2022/11/03	648 R 6 250/m2	228		3	2	2
15	7 Aries Lane Croydon	1495|0	275	2023/03/29	2022/12/03	819 R 6 593/m2	305		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

Suburb Trends

Median Price (R'000)
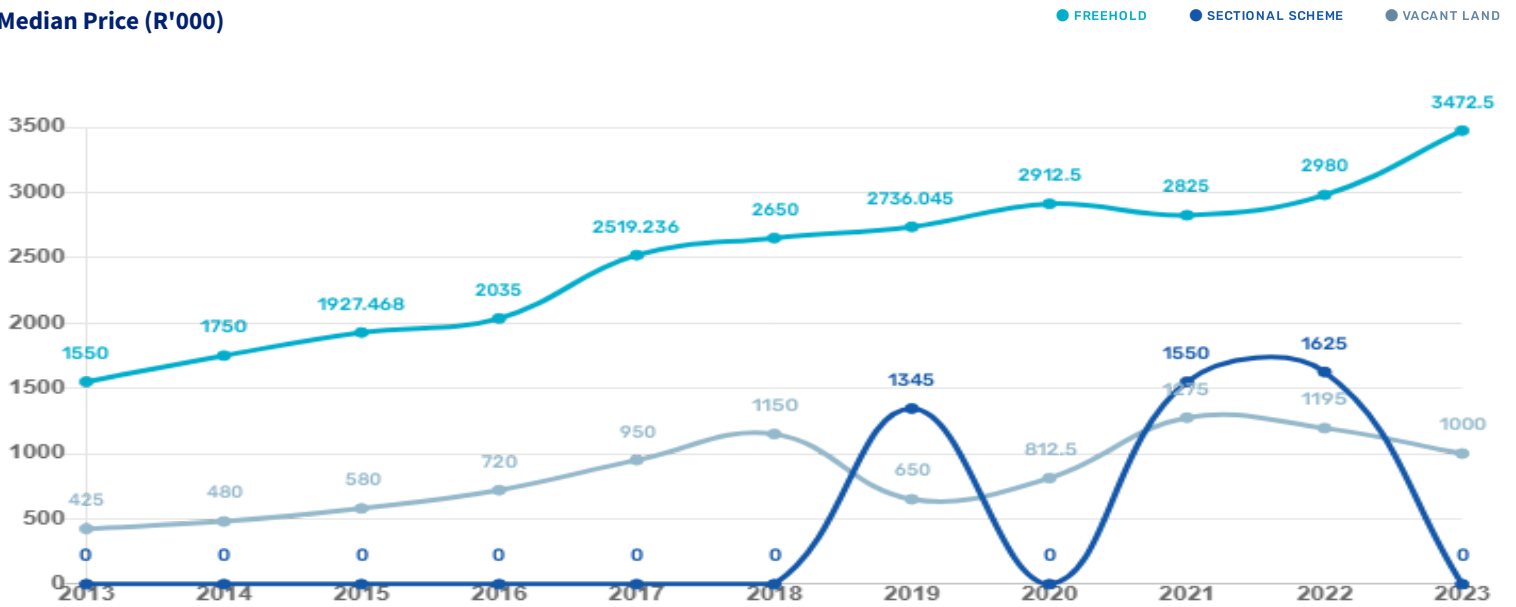
Number of Registrations
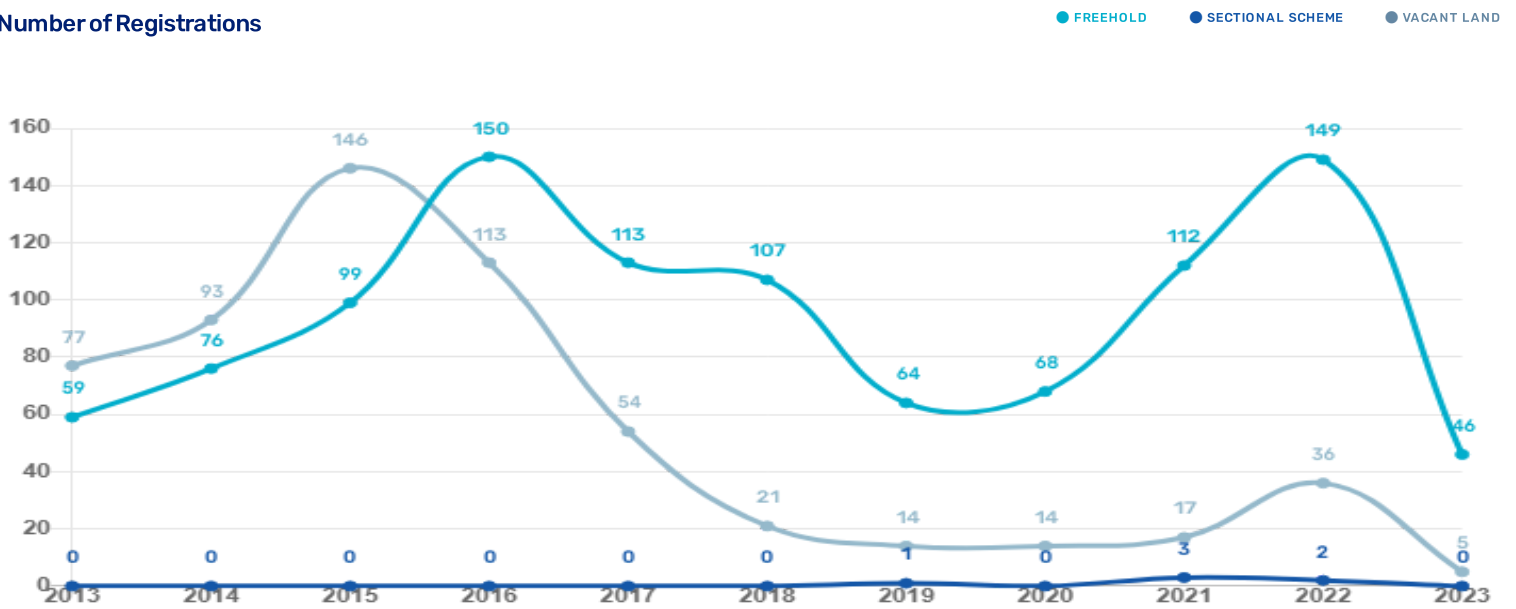
Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers 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

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Amenities

FILLING STATION

0.45 km
Engen False Bay 1 Stop

0.7 km
False Bay One Stop

0.72 km
Shell Ultra City

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

2.07 km
Macassar Community Health Centre

2.49 km
Matibidi Hospital

2.63 km
Macassar Clinic

POLICE STATION

2.03 km
South African Police Service - Hospital Street

SHOPPING CENTRE

2.43 km
Foodkor Convenience Centre

EDUCATION

0.65 km
Nanny N Me - Kelderhof

1.24 km
Girls & Boys Town Macassar Combined School

1.56 km
Zandvleit High School

BEACH

3.85 km
Macassar Beach

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