

# Property Value Seller Report

[REDACTED], MEYERSDAL EXT 13 Gauteng



[REDACTED]

[REDACTED]



## Property Details

FREEHOLD

[REDACTED], Meyersdal Ext 13, Gauteng

### LEGAL

[REDACTED]

Town: "MEYERSDAL EXT 13"

Mun: "EKURHULENI METROPOLITAN MUNICIPALITY"

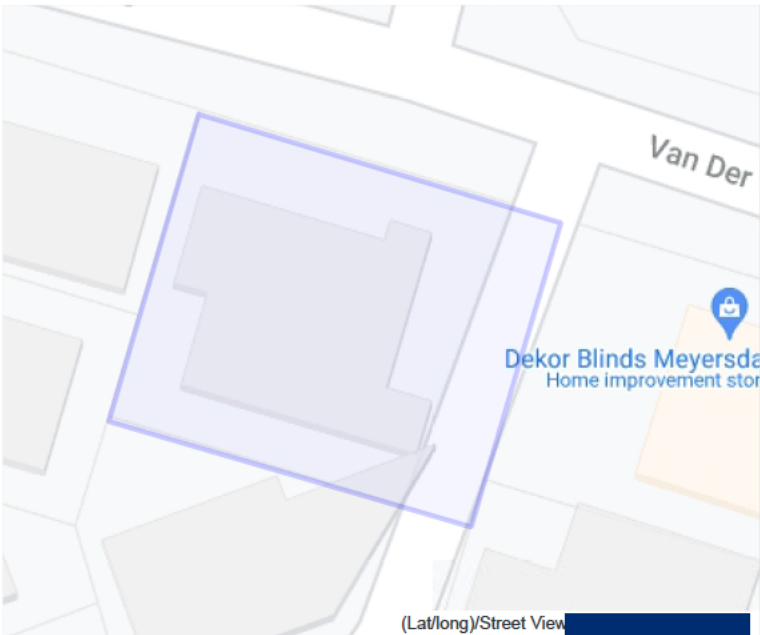
Province: "GAUTENG"

LAND SIZE (REGISTERED)  
660 m<sup>2</sup>

LAND SIZE (CADASTRAL)  
656 m<sup>2</sup>

LAST SALES PRICE  
[REDACTED]

LAST SALES DATE  
20 6/08/02





(Lat/long)/Street View [REDACTED]

brought to you by

# Lightstone

We simplify the complex

## Owner Details

	NAME [REDACTED]	ID [REDACTED]	TITLE DEED NO [REDACTED]	MARITAL STATUS UNMARRIED	SHARE 50%
	NAME [REDACTED]	ID [REDACTED]	TITLE DEED NO [REDACTED]	MARITAL STATUS UNMARRIED	SHARE 50%

## Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY

[REDACTED]

ESTIMATED VALUE RANGE OF PROPERTY

[REDACTED]

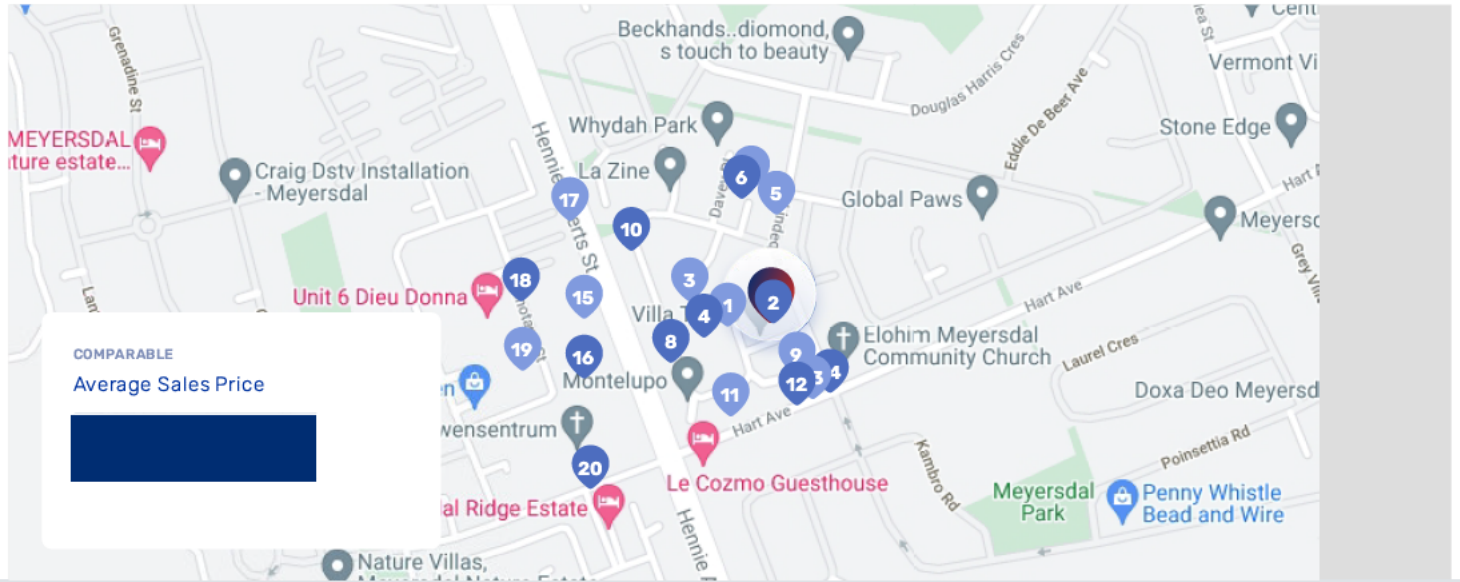


An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. The confidence gauge indicates the probability that the estimated value is correct within 20% of the predicted value.

## Municipal Valuation

VALUATION AMOUNT [REDACTED]	ESTIMATED MONTHLY RATES [REDACTED]	YEAR OF VALUATION 2021	RATING PERIOD 2020/2021	USAGE CATEGORY RESIDENTIAL	USAGE RESIDENTIAL
--------------------------------	---------------------------------------	---------------------------	----------------------------	-------------------------------	----------------------

# Comparable Analysis



ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE	Bed	Bath	Gar
1 5 S ver B rch Meyersda	2228 5	56	2021/09/09	2021/05/25	685	228	[REDACTED]	0	0	0
2 7 Ye owwood Manor Meyersda	2231 0	66	2021/07/23	2021/04/24	723	243	[REDACTED]	3	2.5	2
3 2 S ver B rch Meyersda	2228 2	72	2021/03/19	2021/01/22	482	288	[REDACTED]	3	2.5	2
4 9 S ver B rch Meyersda	2228 8	85	Offer to purchase	2021/10/15	485	364	[REDACTED]	4	2.5	2
5 16 Whydah Meyersda	2218 2	108	2021/08/13	2021/04/21	537	224	[REDACTED]	3	3	2
6 10 Whydah Meyersda	2218 1	118	Offer to purchase	2022/01/12	502	222	[REDACTED]	3	3	2
7 12 Whydah Meyersda	2218 3	132	2021/08/10	2021/04/20	576	598	[REDACTED]	1	1	1
8 1 V a Mar na Meyersda	2233 1	140	2021/06/03	2021/01/31	463	345	[REDACTED]	3	3	2
9 7 V a Tusco Meyersda	2236 5	141	2021/09/10	2021/07/06	466	201	[REDACTED]	0	0	0
10 6 La Devon Meyersda	2220 6	156	2021/04/28	2021/03/05	548	260	[REDACTED]	3	2	2
11 9 Sage Gardens Meyersda	2229 5	176	Offer to purchase	2022/01/05	543	256	[REDACTED]	2	2	0
12 1 W ster a Mews Meyersda	2237 1	177	2021/06/08	2021/03/22	588	195	[REDACTED]	0	0	0
13 2 W ster a Mews Meyersda	2237 2	180	2021/10/18	2021/08/04	600	100	[REDACTED]	0	0	0
14 3 W ster a Mews Meyersda	2237 3	188	Offer to purchase	2021/07/08	595	376	[REDACTED]	3	2.5	0
15 7 Penny Lane Meyersda	1800 84	217	2021/09/30	2021/06/28	621	320	[REDACTED]	3	3	1

ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16 7 O ympus Meyersda	1800 107	245	2022/01/20	2021/11/01	465	202		3	3	3
17 13 Pa om no C ose Meyersda	2084 30	248	2021/09/30	2021/06/02	558	131		4	4	2
18 3 Montana Meyersda	1800 34	300	2021/06/01	2021/03/18	600	275		3	3	2
19 7 D eu Donna Meyersda	1800 52	317	Offer to purchase	2021/12/06	646	308		4	2.5	2
20 3 Ra nbow Mews Meyersda	1800 129	342	2021/08/26	2021/06/14	620	271		3	4	2

Offer to purchase

## Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
		2017/01/26	

## Transfer History

	BUYER	SELLER	REG DATE	TITLE DEED NO.	PURCHASE DATE	PURCHASE PRICE
2017	Natural Person	Natural Person	2017/01/26		2016/08/02	
2007	Natural Person	Legal Entity	2007/12/10		2006/12/11	
2003	Legal Entity	Natural Person	2003/02/06		2002/11/13	

## Servitudes

SERVITUDE TYPE	TAG VALUE	GEOMETRY	AREA/LINE
Right Of Way	9854/2000001	131 m <sup>2</sup>	Area

## Other Endorsements

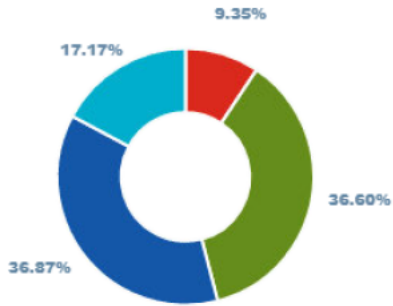
ENDORSEMENT NUMBER	DOCUMENT TYPE
K3770/200 S	Contracts (Servitudes and Real Rights)

# Age of Owners

■ PENSIONER: > 65   
 ■ MATURE: 50 - 64   
 ■ MIDDLE AGED: 36 - 49   
 ■ YOUTH/ADULT: 18 - 35

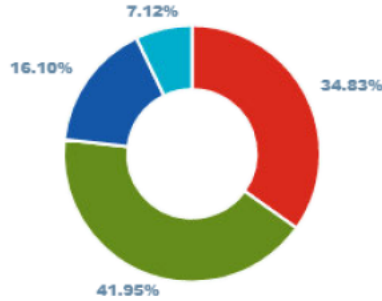
FEB 2021 - JAN 2022

## Stable Owners



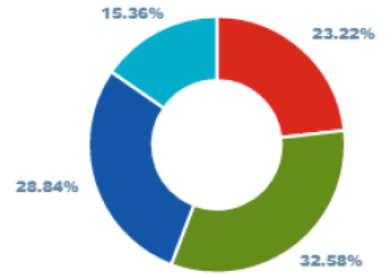
FEB 2021 - JAN 2022

## Recent Buyers



FEB 2021 - JAN 2022

## Recent Sellers

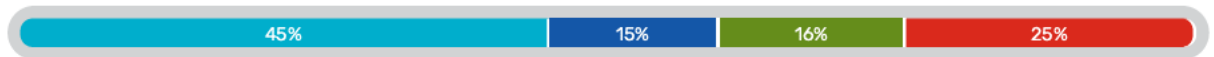


## Period of Ownership

■ > 11 YEARS   
 ■ 8 - 10 YEARS   
 ■ 5 - 7 YEARS   
 ■ < 5 YEARS

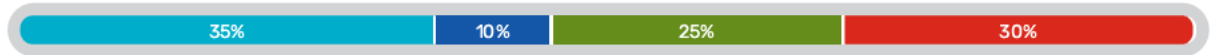
FEB 2021 - JAN 2022

## Existing Owners



FEB 2021 - JAN 2022

## Recent Sellers



## Amenities



### FILLING STATION

0.27 km

Zenex Meyersda

0.3 km

Engen Zenex Hart

0.93 km

Saso Meyersda



### POLICE STATION

2.45 km

Metro Police



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

0.82 km

Meyersda Ma

1.17 km

De Mar onette Shopp ng Centre

1.51 km

Meyersda Square Shopp ng Centre



### HOSPITAL/CLINIC

1.75 km

A berton Med Cross

1.8 km

Magnet c Na Academy

2.86 km

Dr D Co aros



### EDUCATION

1.64 km

Arabe a Nursery Schoo

0.81 km

K p McGrath Educat on Centre

1.62 km

Grace Tr n ty Schoo for G r s

## Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

This report was purchased by Candice Backstrom who is the Responsible Party under POPIA for the use of any personal information herein. Here's our [Privacy Policy](#).