

# PROPERTY REPORT

13 Ilala Palm Street, Randpark Ridge, Randburg

GENERATED FOR CHANTELE (DRACORE DEMO) ON 24TH OCTOBER 2019

## VALUATION ESTIMATION DETAILS

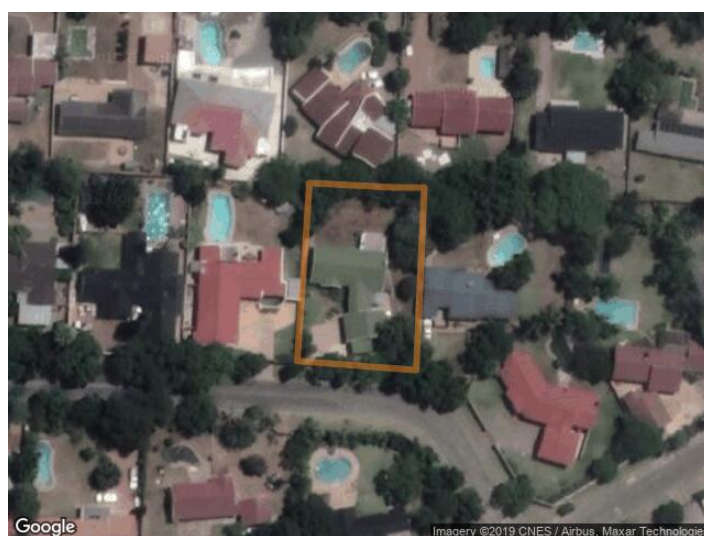
Provides valuation details in 3 different confidence levels: High (green), Medium (yellow), Low (red)

<b>Valuation Confidence Level</b>	<span style="color: green;">●</span> GREEN	<b>Valuation Estimated Price</b>	R 2 240 000
<b>Valuation Estimated Date</b>	2019/04/30		

## PROPERTY DETAILS

Provides basic property details.

<b>Property Type</b>	Full Title
<b>Property Key</b>	T0IQ03330000080700000
<b>Unit Number</b>	00000
<b>Erf Number</b>	807
<b>Portion Number</b>	0
<b>Deeds Scheme Name</b>	
<b>Deeds Extent</b>	1240.0SQM
<b>Surveyor General Extent</b>	1240 m2



## ADDRESS DETAILS

Provides both the South African Post Office structured and mapcode addresses.

<b>Street Number</b>	13	<b>SubPlace Name</b>	Randpark Ridge
<b>Street Name</b>	Ilala Palm Street	<b>City / Town</b>	Randburg
<b>Complex Name</b>	N/A	<b>Municipality</b>	City of Johannesburg Metropolitan Municipality
<b>Larger Complex Name</b>	N/A	<b>Province</b>	Gauteng
<b>Suburb Name</b>	Randparkrif Ext 14	<b>Mapcode</b>	G45.P5W

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## DEEDS INFORMATION

Provides the basic deeds related information.

<b>Title Deed Number</b>	T18064/2010	<b>Deeds Office</b>	JOHANNESBURG
<b>Registration Date</b>	20100610	<b>Deeds Town</b>	RANDPARKRIF EXT 14
<b>Transaction Date</b>	20100330	<b>Deeds Authority</b>	CITY OF JOHANNESBURG
<b>Price</b>	R 1 250 000		

## DEEDS OWNER INFORMATION

Provides the owner and owner status information at deed registration date.

<b>Name</b>	<b>ID Number</b>	<b>Marital Status</b>	<b>Owner Type</b>	<b>Owner Share</b>
FRA*****	711101	UNMARRIED	Private Person	0.500000
WEB*****	790827	UNMARRIED	Private Person	0.500000

## DEEDS TRANSFER HISTORY

Provides the full transfer history of the property.

<b>Transaction Date</b>	<b>Registration Date</b>	<b>Price</b>
20030306	20030414	R 565 000
20100330	20100610	R 1 250 000

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## STRUCTURES EXTENT

Property and structural information.

<b>Surveyor General Extent</b>	1241 m2
<b>Building Floor Size Estimate</b>	303.3 m2
<b>Building Footprint Size</b>	293 m2
<b>Building Footprint to Extent Ratio</b>	24 %

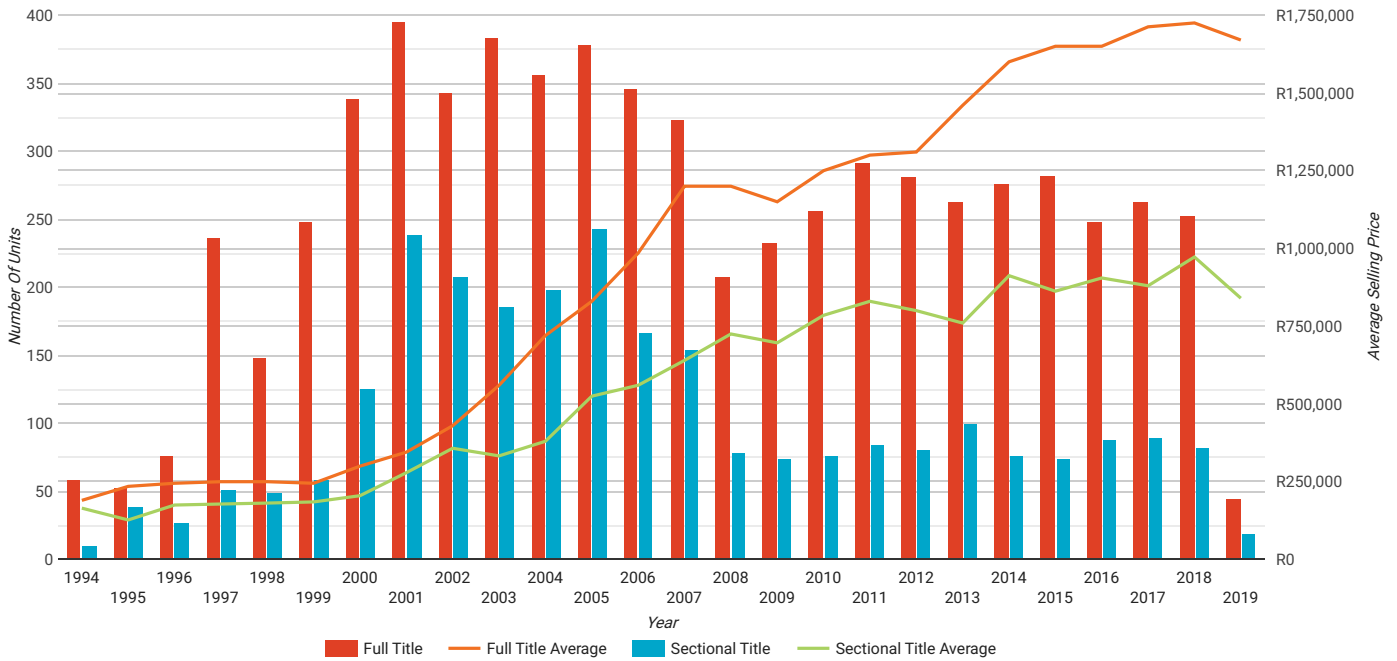
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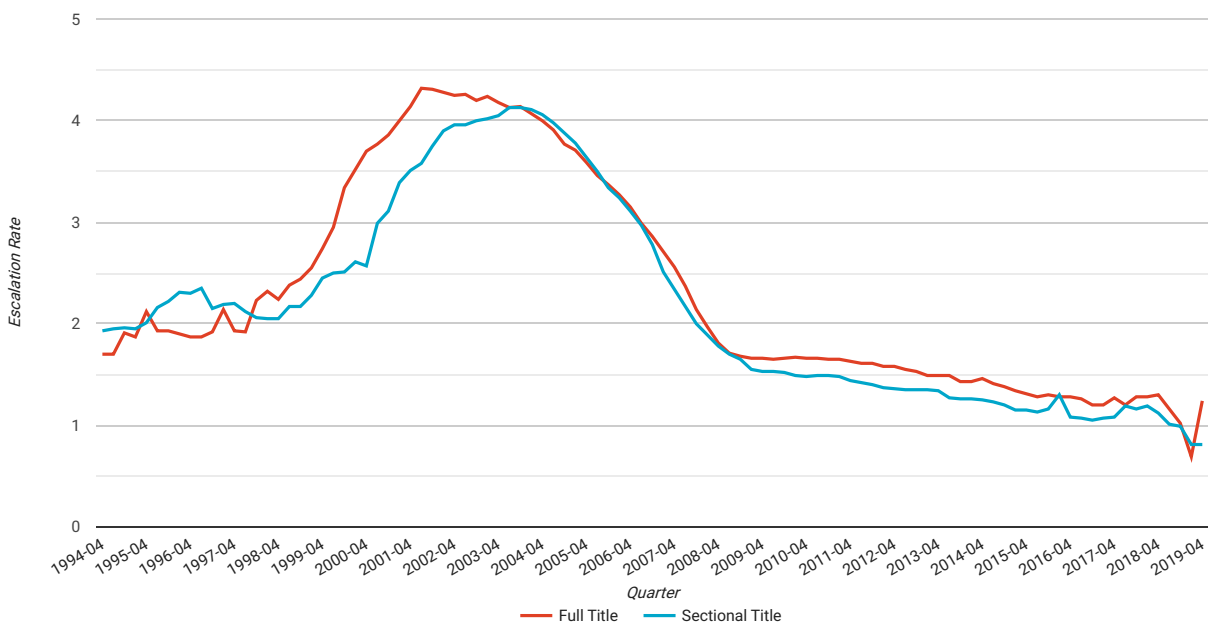
## SALES HISTORY - RANDPARK RIDGE

Provides the yearly number of full title and sectional title units sold (Columns) as well as indication of the average selling price of full title and sectional title units sold (Line Graphs).



## QUARTERLY VALUE GROWTH RATES - RANDPARK RIDGE

Provides quantified rates of actual growth in property values for full and sectional title properties.



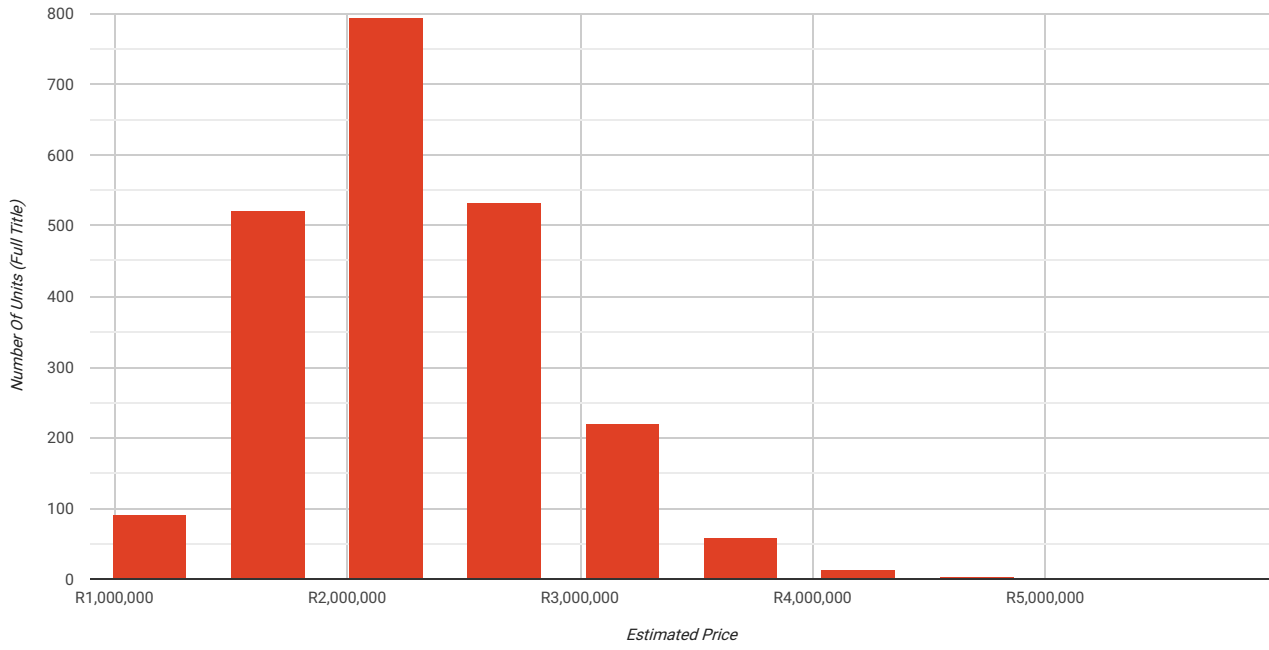
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## SELLING PRICE DISTRIBUTION - RANDPARK RIDGE

Provides the number of units sold for each price band within Randpark Ridge



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## RECENT SALES IN CLOSE PROXIMITY

Erf Number	Unit Number	Deeds Extent	Year Sold	Selling Price	Address
4426	00013	106	2018	R 970 000	21 Wilves Street
4426	00009	106	2017	R 1 160 000	21 Wilves Street
4426	00009	106	2017	R 1 100 000	21 Wilves Street
4582	00002	122	2017	R 1 300 000	39 Swart Street
4626	00036	201	2018	R 1 800 000	5 Scott Avenue
4626	00041	202	2018	R 1 800 000	5 Scott Avenue
4626	00042	202	2018	R 1 670 000	5 Scott Avenue
4626	00039	203	2018	R 1 540 000	5 Scott Avenue
4626	00026	183	2018	R 1 825 000	5 Scott Avenue
4626	00015	206	2017	R 1 700 000	5 Scott Avenue

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