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Property Valuation and Comparable Sales Report



REFERENCE: 416845
87 RINGWOOD DRIVE PARKLANDS
UNIT XX SS BELLA PARK

VALUATION FOR 87 RINGWOOD DRIVE PARKLANDS : RXXX,000.00

Valuation Result

Estimated Value	RXX,000.00
Probable Value Range	R5XX,0.00 - R8X0,000.00
Confidence Level	High
Safety Score	High
Safety Score	91%
Accuracy Score	74%
Report Date	Saturday 12th March 2011



Estimated Value

The estimated value of **RXXX,000.00** is the most probable sale price of an equivalent property in the area, sold in average condition and in a competitive, open market.

Probable Value Range

Research on the generally acceptable range for property valuations, have shown that it is normal to expect a range of approx 10% for valuations prepared by a chartered surveyor. The valuation system has calculated a probable value range of **R5XX,000.00 - R8X0,000.00** for the property. This is based upon an analysis of available market data, market trends and the confidence level (a predictive measure of the probable accuracy). The estimated value within this report may need to be adjusted, up or down, depending on numerous factors including the condition of the property, the plot size and the quality of construction.

Confidence Level

The confidence is directly correlated to the accuracy of the valuation. High confidence factors are more likely to be accurate. The confidence for this property is **High**.

Safety Score

The safety score is the probability that the estimated value is not an over-prediction. The safety score for this property is **91%** which means that it is **91%** probable that the valuation is not an over-prediction.

Accuracy Score

The accuracy score is the probability that the estimated value is correct. The accuracy score for this property is **74%** which means that it is **74%** probable that the estimated value is correct.

Municipal Valuation

Municipal Valuation	R685,000.00
Valuation Year	2009
Usage	
Land Only	NO

The **Municipal Valuation** Details are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

The **Land Only** indicator indicates the municipal valuation is based on land only. If set to **YES**, the municipal valuation is based on only the land and not the building on the property.

Bond Details

Bond 1 of 1

Institution	STANDARD
Amount	R 510,000.00
Registration Date	
Bond Number	SB24081/2007

Property Details

Property Type	SECTIONAL SCHEME
Erf Number	4591
Portion Number	0
Portion Number	PARKLANDS
Property Size	59
Deeds Registrar	CAPE TOWN
Municipality	CITY OF CAPE TOWN
Province	WESTERN CAPE
SG Code	C01600780000459100000
X Coordinate	18.502888
Y Coordinate	-33.805152

Street Address	87 RINGWOOD DRIVE
Suburb	PARKLANDS
Complex Name	SS BELLA PARK
Unit No	XX

Owner Information

Owner 1 of 2

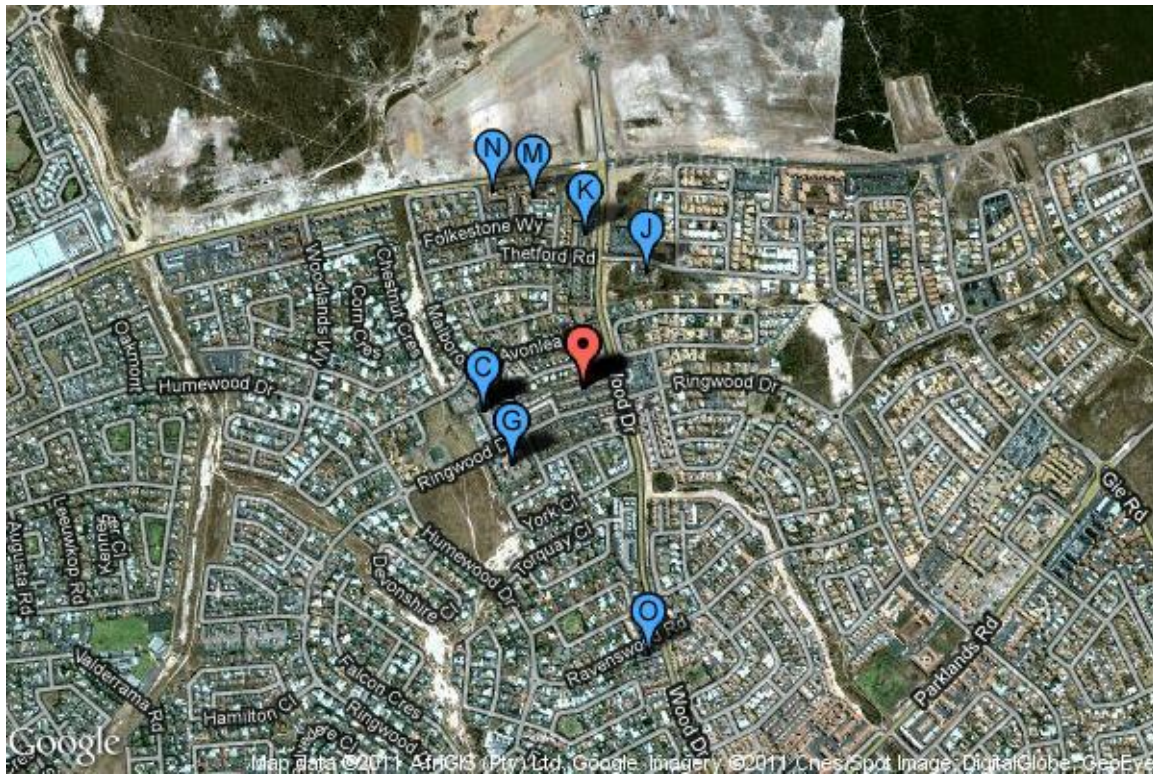
Owner Name	DXXXXXR TXXXXXA LXXXXX
ID Number	7XXXXXXXX6
Person Type	PRIVATE PERSON
Share	0.500000

Owner 1 of 2

Owner Name	GXXXX XXXXXX
ID Number	7XXX0
Person Type	PRIVATE PERSON
Share	0.500000

Comparable Sales

Details of the 15 most relevant comparable sales. The map shows where these comparable sales are in relation to the property.



	DISTANCE	SALE DATE	SALE PRICE	ERF SIZE	SUBURB	COMPLEX NAME	UNIT NO
A	0m	24/02/2009	R510,000.00	58	PARKLANDS	SS BELLA PARK	26
B	0m	03/12/2010	R565,000.00	96	PARKLANDS	SS BELLA PARK	22
C	0m	04/06/2010	R570,000.00	96	PARKLANDS	SS BELLA PARK	34
D	0m	15/10/2009	R565,000.00	96	PARKLANDS	SS BELLA PARK	41
E	0m	21/12/2010	R565,000.00	96	PARKLANDS	SS BELLA PARK	48
F	0m	13/07/2009	R410,000.00	58	PARKLANDS	SS BELLA PARK	53
G	209.05m	23/07/2010	R530,000.00	71	PARKLANDS	SS DE OUDE KAAP	35
H	213.17m	29/05/2010	R535,000.00	63	PARKLANDS	SS DE OUDE KAAP	39
I	213.17m	05/03/2010	R600,000.00	81	PARKLANDS	SS DE OUDE KAAP	56

J	213.17m	15/09/2009	R510,000.00	64	PARKLANDS	SS DE OUDE KAAP	21
K	213.17m	11/02/2011	R545,000.00	64	PARKLANDS	SS DE OUDE KAAP	53
L	215.01m	11/03/2010	R500,000.00	64	PARKLANDS	SS DE ZUIDE WERF	39
M	215.01m	05/07/2010	R550,000.00	64	PARKLANDS	SS DE ZUIDE WERF	26
N	215.01m	15/10/2010	R680,000.00	81	PARKLANDS	SS DE ZUIDE WERF	53
O	268.87m	08/04/2010	R594,000.00	71	PARKLANDS	SS TORRINGTON VILLAS	6
P	317.93m	16/01/2010	R489,000.00	66	PARKLANDS	SS TUSCANIA VILLAS	20
Q	317.93m	02/10/2009	R540,000.00	66	PARKLANDS	SS TUSCANIA VILLAS	23
R	405.32m	01/10/2010	R435,000.00	62	PARKLANDS	SS OLIVE PARK	32
S	443.28m	20/10/2010	R500,000.00	67	PARKLANDS	SS BISCAYNE BAY	5
T	566.39m	01/12/2010	R560,000.00	76	PARKLANDS	SS PARKLANDS PALM RESORT	3

Offer to Purchase

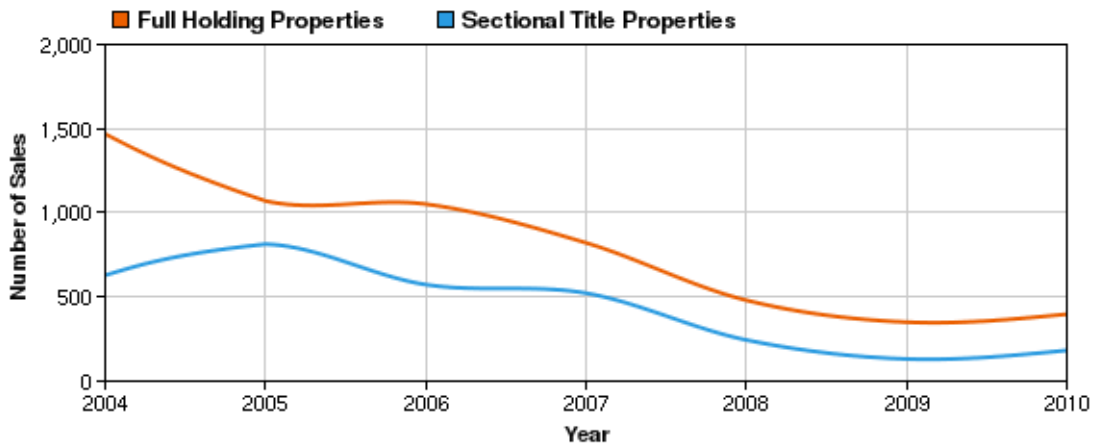
Average Property Prices



	2004	2005	2006	2007	2008	2009	2010
AVG FH PRICE	R486,967.00	R617,530.00	R687,934.00	R844,048.00	R828,396.00	R828,435.00	R843,840.00
TOTAL FH SALES	1463	1065	1046	816	475	345	392
AVG SS PRICE	R316,553.00	R412,904.00	R500,514.00	R525,785.00	R533,412.00	R471,841.00	R458,808.00
TOTAL SS SALES	623	808	568	517	239	126	177

FH - Full Hold
SS - Sectional Scheme

Number of Sales



Amenities

AMENITY	DISTANCE
Saint John's Combined School	0.9 km
Parklands College	1.5 km
Intercare Medical Centre	1.4 km
Netcare - Blaauwberg Hospital	1.8 km
Medi-Clinic - Table View	2.2 km
Police SAPS - Table View	2.7 km
Elkanah House - Sunningdale Campus	1.5 km
Elkanah House Primary School - Blouberg Campus	2.3 km
West Coast Christian Academy	1.8 km
Shopping Centre	1.0 km
Ashwood Centre	1.0 km
Shopping Centre	1.2 km
Leonardo Park Shopping Centre	1.2 km
Shopping Centre	1.2 km

Property Sale History

Property Sale 1 of 3

Buyer Name	DXXXXXXER XXXXXX XXXX	Seller Name	ROCHE NEAL GORDON DE
Registration Date	21/12/2007	Purchase Date	09/09/2007
Extent	95 SQM	Purchase Price	RXXX,000.00
Title Deed No	ST4XXX/2007	Institution	STANDARD
Bond Number	SB2XXX1/2007	Bond Amount	R510,000.00

Property Sale 2 of 3

Buyer Name	BELLA ROSA DEVELOPMENT PTY LTD	Seller Name	
Registration Date	29/06/2005	Purchase Date	not available
Extent	59 SQM	Purchase Price	not available
Title Deed No	ST15045/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

Property Sale 3 of 3

Buyer Name	ALDRE & ANNAMIE CARSTENS FAMILIETRUST	Seller Name	BELLA ROSA DEVELOPMENT PTY LTD
Registration Date	29/06/2005	Purchase Date	27/10/2004
Extent	59 SQM	Purchase Price	R680,000.00
Title Deed No	ST15104/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

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