

# HouseFurb Property Report



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Township **THERESAPARK EXT 1, Erf 645/0**

## REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T49468/1983
Erf Number	645	Registered Size	1006.0000SQM
Portion Number	0	Municipality	CITY OF TSHWANE METROPOLITAN M
Township	THERESAPARK EXT 1	Province	GAUTENG
Registration Division	-	Coordinates (Lat/Long)	-25.675613 / 28.144624
Deeds Office	PRETORIA		

## OWNER DETAILS

### Owner 1 of 2

Person Type	PRIVATE PERSON	Title Deed	T104991/2001
Name	GROBBELAAR MARTHA MAGDALENA	Purchase Date	2001/06/17
ID Number	7209180114084	Purchase Price (R)	450,000
Share (%)	50	Registration Date	2001/09/25

### Owner 2 of 2

Person Type	PRIVATE PERSON	Title Deed	T75877/2015
Name	GROBBELAAR MARTHA MAGDALENA	Purchase Date	2001/06/17
ID Number	7209180114084	Purchase Price (R)	-
Share (%)	50	Registration Date	2015/08/31

## MAPS



## PROPERTY INFORMATION

Address	11 TAKBOK STREET, THERESAPARK, AKASIA		
Primary Use	-		
Estate	-		

### Room Configuration

Bedrooms	2	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	1		
Internal Finishes	-		

### General Information

Door Number	-	Roof Type	-
Floor Size (m <sup>2</sup> )	-	Wall Type	-
Storeys	-	Construction Year	-

### Other Features

Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

## SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



Recently Registered Transfers					
Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A 123 SPRINGHAAS AVENUE THERESAPARK	1 300	1,695,000	106	2019/02/01	2019/04/29
B 3 LAMA THERESAPARK	1 000	1,250,000	129	2018/06/02	2018/07/19
C 11 SPRINGBOK AVENUE THERESAPARK	1 000	1,070,000	199	2019/01/30	2019/03/26
D 7 SPRINGBOK AVENUE THERESAPARK	1 000	1,170,000	185	2018/02/21	2018/09/11
E 6 WOLF THERESAPARK	849	1,350,000	184	2017/10/27	2018/05/22
F 8 CHEETAH AVENUE THERESAPARK	998	1,300,000	162	2017/11/30	2018/02/28
G 24 GEMSBOK STREET THERESAPARK	1 000	1,580,000	244	2018/11/16	2019/01/31
H 51 YSTERVARK AVENUE THERESAPARK	900	1,250,000	261	2019/02/21	2019/03/05
I 20 LEOPARD ROAD THERESAPARK	1 000	1,280,000	271	2019/02/28	2019/06/07
J 107 SPRINGHAAS AVENUE THERESAPARK	1 500	1,000,000	155	2017/08/06	2017/10/12
K 19 CHEETAH AVENUE THERESAPARK	1 000	1,400,000	106	2017/03/22	2017/06/01
L 36 SPRINGBOK AVENUE THERESAPARK	1 000	1,050,000	330	2019/01/18	2019/03/08
M 47 YSTERVARK AVENUE THERESAPARK	1 097	1,150,000	254	2017/08/14	2017/10/30
N 59 YSTERVARK AVENUE THERESAPARK	1 300	1,180,000	225	2017/05/10	2017/06/14
O 55 SPRINGHAAS AVENUE THERESAPARK	1 650	1,650,000	367	2019/04/04	2019/08/26

Properties For Sale				
Address / Property Description	Size (m <sup>2</sup> )	Listing Price (R)	Distance (m)	Listed
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,695,000	85	2019/02/11
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,175,000	106	2019/03/26
48 LEOPARD ROAD THERESAPARK	-	1,539,000	106	2019/02/21
48 LEOPARD ROAD THERESAPARK	-	1,530,000	106	2019/01/29
1 CHEETAH AVENUE THERESAPARK	-	655,000	133	2018/12/21
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,550,000	106	2018/05/25
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,695,000	144	2018/05/12
11 TAKBOK STREET THERESAPARK	-	1,750,000	-	2017/11/09
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,290,000	225	2018/09/06
8 GEMSBOK STREET THERESAPARK	-	1,697,000	144	2017/10/27
69 LEOPARD ROAD THERESAPARK	20 000	680,000	272	2019/02/03
11 TAKBOK STREET THERESAPARK	-	1,949,000	-	2017/05/23
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,695,000	144	2017/08/30
THERESAPARK EXT 1 (DETAILS WITHHELD *)	-	1,550,000	106	2017/06/13
74 CUCKOO AVENUE NINAPARK	-	1,820,000	256	2018/06/21

## Sales Analysis

30 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	1,695,000	1,304	1 300
Average Priced Property	1,253,438	548	2 287
Lowest Priced Property	680,000	34	20 000

## BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
B51686/2018AL	-	RAJI AKEEN OLUWABAMIDELE

## PROPERTY HISTORY

Document Number	Amount (R)	Holder
B70466/2001	500,000	STANDARD BANK VAN SUID-AFRIKA L
T104991/2001	450,000	GROBBERLAAR PIETER SCHALK
T104991/2001	450,000	GROBBELAAR PIETER SCHALK
T52173/1999	220,000	LUDICK JOHAN ANDRE
T52173/1999	220,000	LUDICK AMANDA ELISABETH
T29321/1984	128,000	MINNAAR JACOBUS JOHANNES
T49468/1983	-	MINNAAR ROELOF JOHANNES
B19911/2000	-	SAAMBOU BANK LTD
B24561/1999	-	-
B31104/1998	230,000	EERSTE NASIONALE BANK

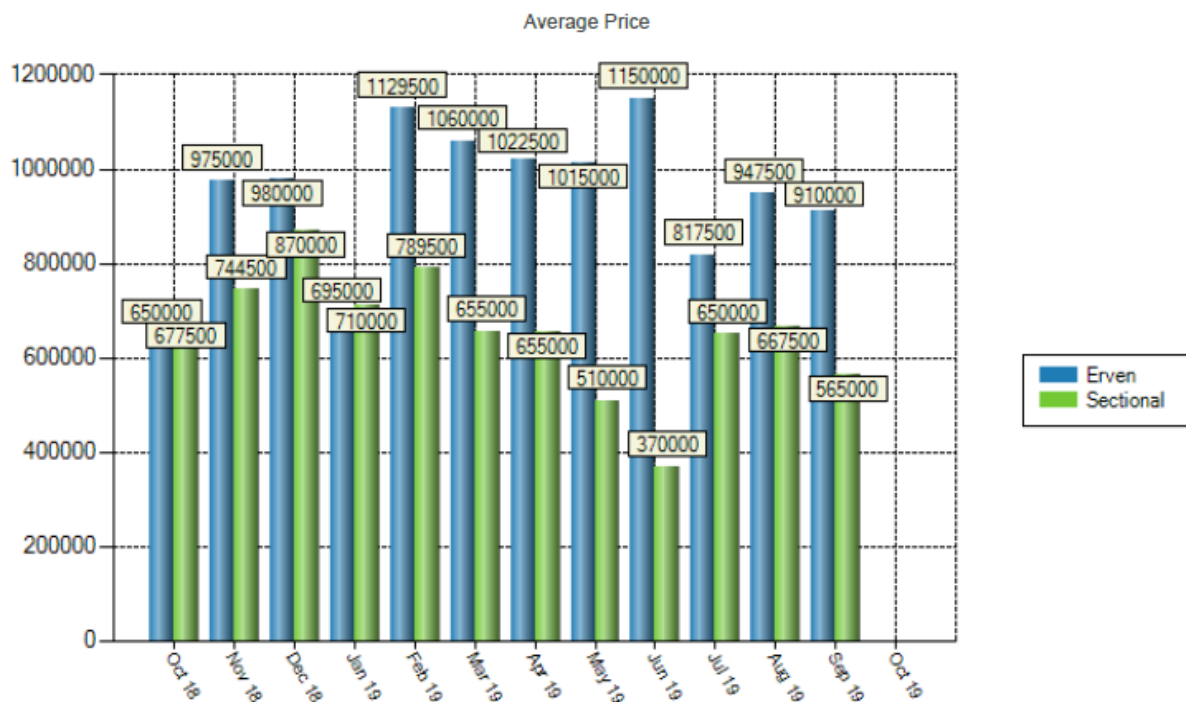
## AMENITIES

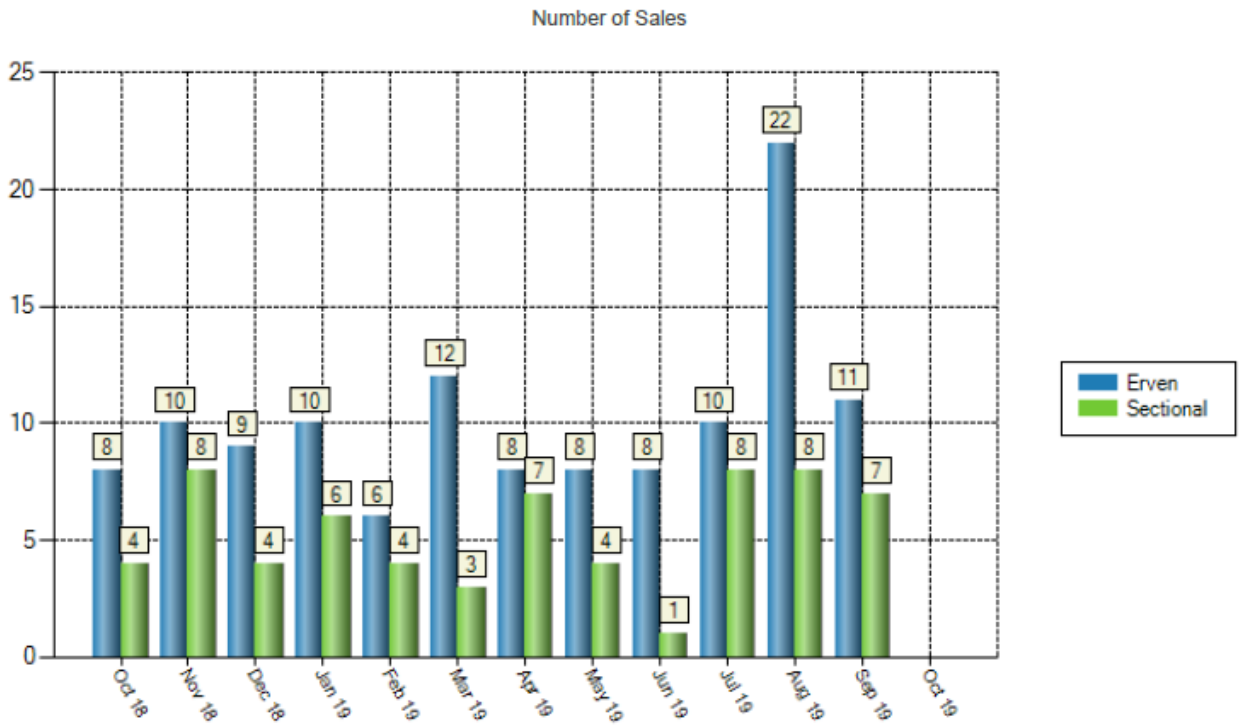
Name	Type	Distance (m)
Engen	Transport and Public Services	705
Theresa Park	Transport and Public Services	736
Laerskool Theresapark	Education	1 040
Suur Klapper Park	Sports and Leisure	1 341
Hoërskool Gerrit Maritz	Education	1 431
Hoërskool Akasia	Education	1 776

## SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

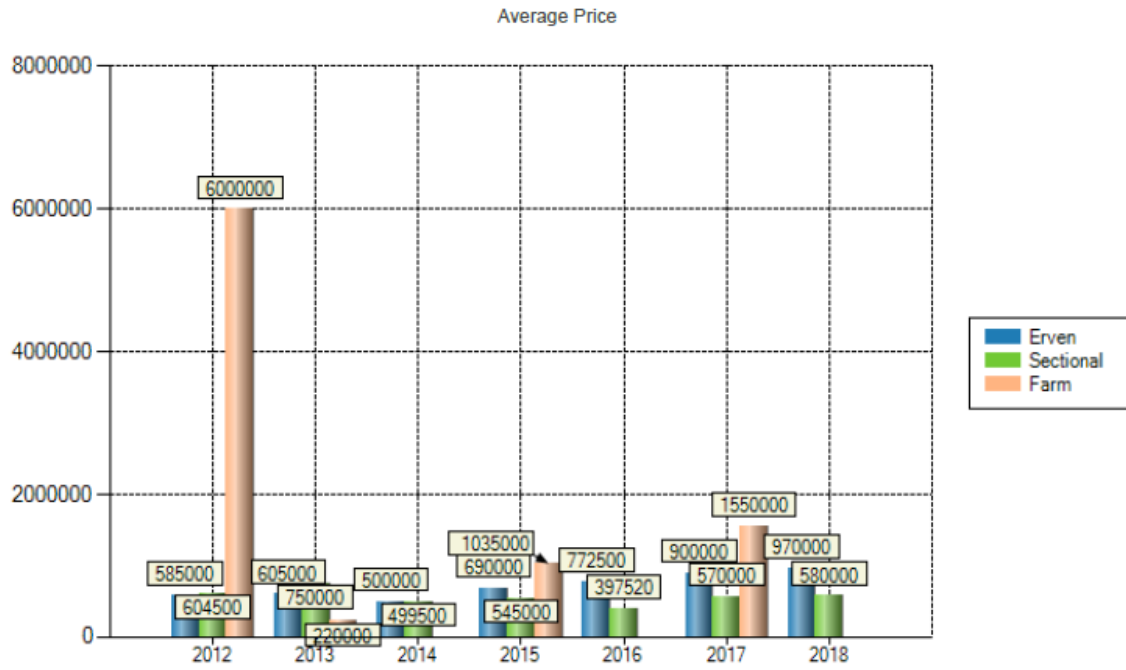
### Monthly Trends

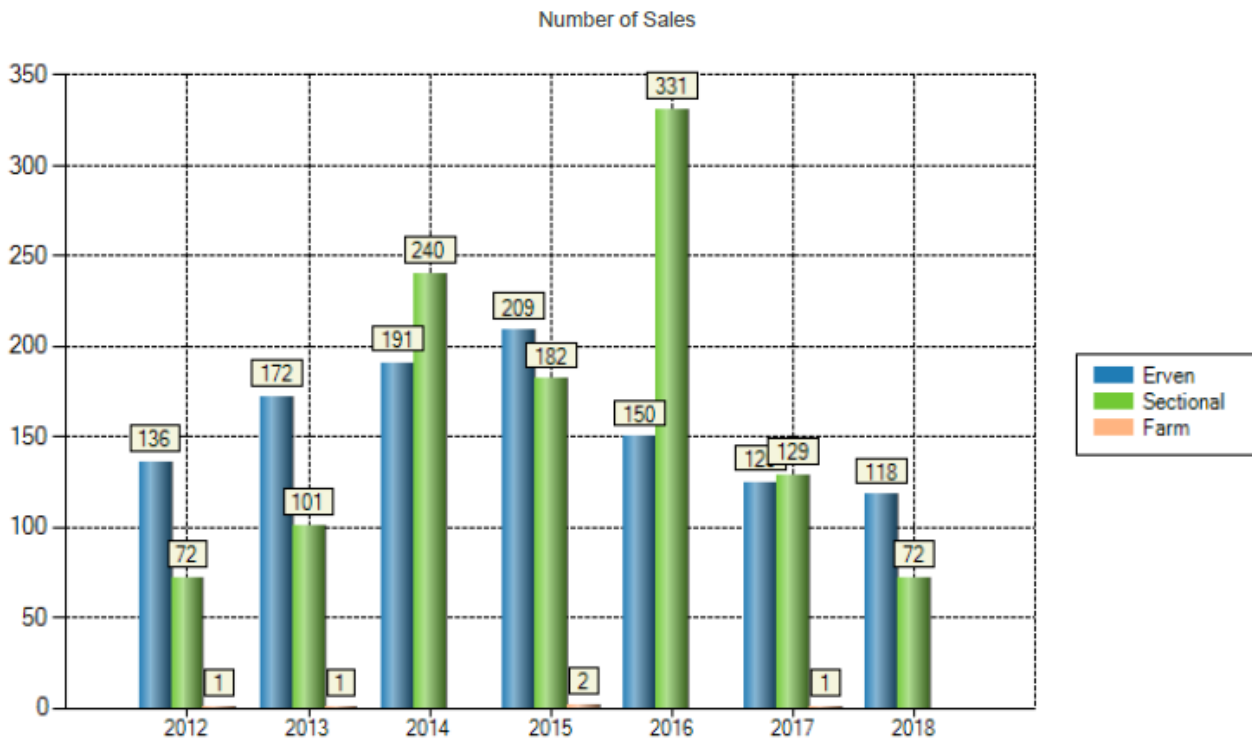




	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
Oct 18	650,000	8	677,500	4	-	-	-	-
Nov 18	975,000	10	744,500	8	-	-	-	-
Dec 18	980,000	9	870,000	4	-	-	-	-
Jan 19	695,000	10	710,000	6	-	-	-	-
Feb 19	1,129,500	6	789,500	4	-	-	-	-
Mar 19	1,060,000	12	655,000	3	-	-	-	-
Apr 19	1,022,500	8	655,000	7	-	-	-	-
May 19	1,015,000	8	510,000	4	-	-	-	-
Jun 19	1,150,000	8	370,000	1	-	-	-	-
Jul 19	817,500	10	650,000	8	-	-	-	-
Aug 19	947,500	22	667,500	8	-	-	-	-
Sep 19	910,000	11	565,000	7	-	-	-	-
Oct 19	-	-	-	-	-	-	-	-

## Annual Trends





	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2012	585,000	136	604,500	72	6,000,000	1	-	-
2013	605,000	172	750,000	101	220,000	1	-	-
2014	500,000	191	499,500	240	-	-	-	-
2015	690,000	209	545,000	182	1,035,000	2	-	-
2016	772,500	150	397,520	331	-	-	-	-
2017	900,000	125	570,000	129	1,550,000	1	-	-
2018	970,000	118	580,000	72	-	-	-	-

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