

Comparative Market Analysis for: 12 Polkadraai Street



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Property Details

Property Overview

- - - - 1686 (m² / ha)

Address

12 Polkadraai Street
Pellissier 9301
Bloemfontein
Mangaung
Free State



Details

Property Description	ERF 20123 BLOEMFONTEIN EXT 133	Deeds Extent	1686 (m² / ha)
Property Type	Full Title	Surveyor General Extent	1676 (m² / ha)
Property Key	F00300030002012300000	Estimated Floor Size	287 m²
Erf Number	20123	Mapcode	4C.JLB8
Unit Number	00000	Municipal Valuation	-
Portion Number	0	Valuation Date	-
Lat/Long	-29.16789,26.17866		

Estimated Price Per m²

Calculated Property Estimate

Estimated Property Price Per m ²	R 240
Estimated Property Building Size (m ²)	287
Estimated Property Sale Price	R 68,900

Calculated Avg Area Estimate

Estimated Avg Area Price Per m ²	R 4,165
Estimated Avg Area Building Size (m ²)	342.26
Estimated Avg Area Sale Price	R 1,425,609



Ownership

Deeds Overview

Title Deed Number	T17606/2011	Transaction Amount	R 68,900
Capture Date	26 Oct 2011	Deeds Town	BLOEMFONTEIN EXT 133
Registration Date	24 Oct 2011	Deeds Office	BLOEMFONTEIN
Transaction Date	12 Jun 1985		

Current Owner

100%	WOOD WILLIAM JOHN	5210045059086	UNMARRIED
	0728871475	Unknown	

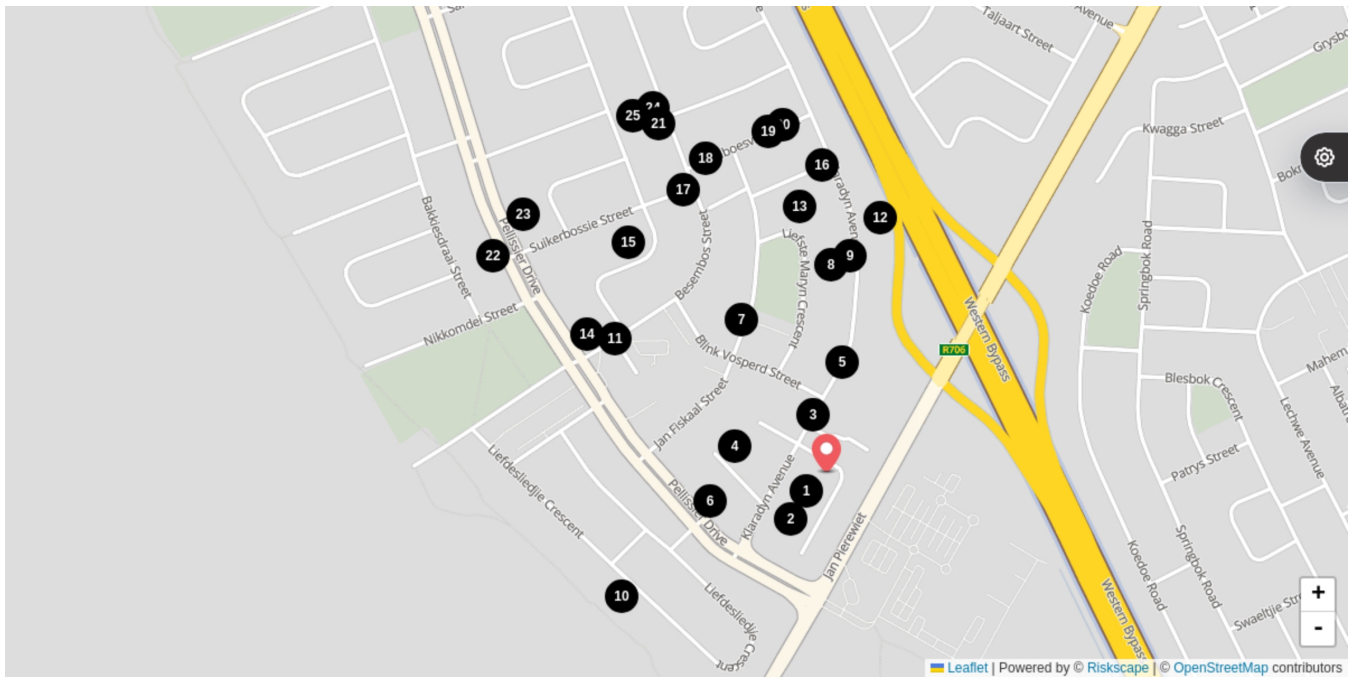
Transfer History

Registration Date	Transaction Date	Transaction Amount
24 Oct 2011	12 Jun 1985	R 68,900
02 Oct 1984	17 Jun 1984	-



Recent Sales and Registrations

Average Sale Price: R 1,631,160



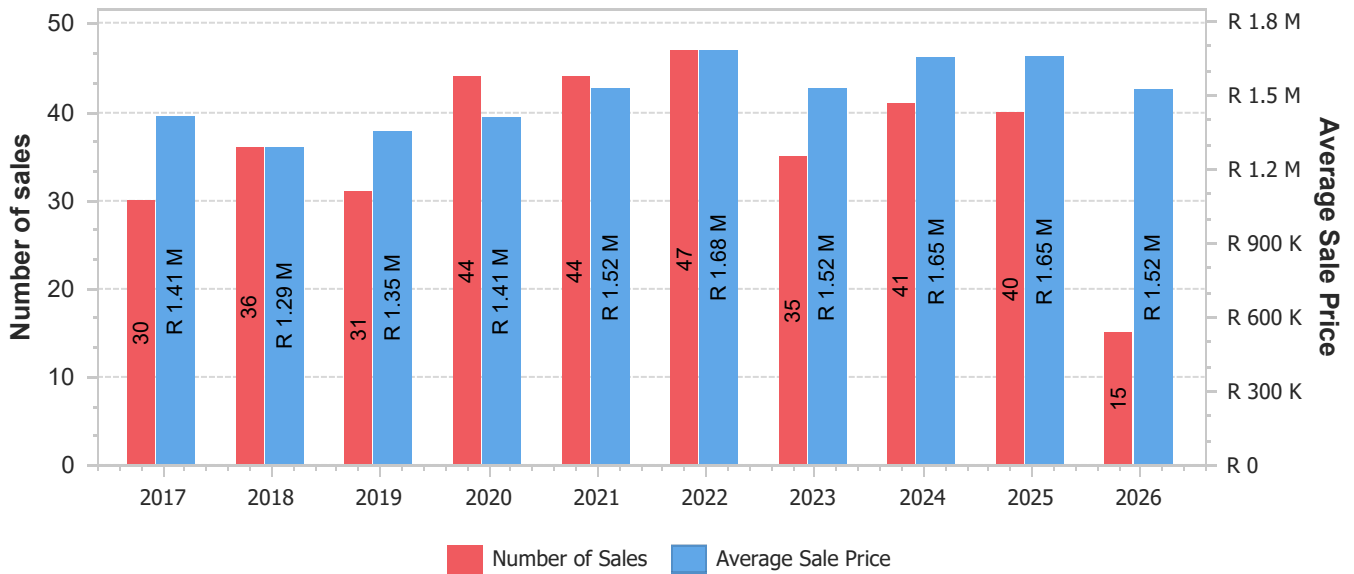
Property Address									
Building Extent	Erf Extent	Unit Number	Erf Number	Transaction Date	Registration Date	Selling Price			
9 Klaradyn Avenue									
362 m ²	1350 m ²	00000	20125	30 Jan 2025	06 May 2025	R 1,230,000	-	-	-
5 Klaradyn Avenue									
305 m ²	1350 m ²	00000	20127	27 Aug 2024	14 Nov 2024	R 1,350,000	-	-	-
2 Blink Vorsperd Street									
508 m ²	1312 m ²	00000	20412	19 Jan 2026	27 Mar 2026	R 675,000	-	-	-
7 Kappituit Street									
338 m ²	1125 m ²	00000	20425	29 Feb 2024	04 Jun 2024	R 1,020,000	-	-	-
20 Klaradyn Avenue									
319 m ²	1105 m ²	00000	20384	25 Jul 2025	02 Dec 2025	R 1,400,000	-	-	-
11 Pellissier Drive									
342 m ²	1120 m ²	00000	20435	16 Jul 2025	07 Nov 2025	R 1,550,000	-	-	-
20495 Bloemfontein Ext 133									
-	2446 m ²	00000	20495	01 Jul 2024	20 Dec 2024	R 6,000,000	-	-	-
9 Liefste Maryn Crescent									
329 m ²	1295 m ²	00000	20394	03 Feb 2025	25 Mar 2025	R 1,350,000	-	-	-
34 Klaradyn Avenue									
294 m ²	1168 m ²	00000	20377	14 Sep 2023	29 Feb 2024	R 1,350,000	-	-	-
41 Liefdesliedjie Crescent									
346 m ²	1337 m ²	00000	20143	18 Aug 2023	20 Feb 2025	R 1,450,000	-	-	-
2 Erfdeel Avenue									
336 m ²	1419 m ²	00000	20180	03 Dec 2024	30 Jan 2025	R 1,699,000	4	2	-
49 Klaradyn Avenue									
249 m ²	1596 m ²	00000	20096	13 Feb 2026	30 Mar 2026	R 1,350,000	-	-	-
6 Waatlemoen Street									
354 m ²	1240 m ²	00000	20371	10 Oct 2024	20 Nov 2024	R 1,650,000	-	-	-
33 Pellissier Drive									
368 m ²	1242 m ²	00000	20182	20 Aug 2025	28 Oct 2025	R 1,750,000	-	-	-

15	12 Suikerbossie Street								
	291 m ²	1170 m ²	00000	20170	20 Mar 2025	12 Jun 2025	R 1,775,000	-	-
16	1 Waatlemoen Street								
	476 m ²	1496 m ²	00000	20366	15 Jul 2024	24 Oct 2024	R 1,850,000	-	-
17	17 Suikerbossie Street								
	326 m ²	1616 m ²	00000	20270	17 Apr 2024	10 Jul 2024	R 1,550,000	-	-
18	15 Bamboesvlei Street								
	444 m ²	1495 m ²	00000	20361	11 Jan 2025	28 Mar 2025	R 1,500,000	4	2
19	5 Bamboesvlei Street								
	-	1240 m ²	00000	20357	06 Jun 2024	21 Jul 2024	R 1,990,000	-	-
20	3 Bamboesvlei Street								
	372 m ²	1240 m ²	00000	20356	13 Feb 2024	11 Apr 2024	R 1,650,000	-	-
21	70 Besembos Street								
	350 m ²	1240 m ²	00000	20266	20 May 2025	08 Aug 2025	R 1,100,000	-	-
22	30 Pellissier Drive								
	252 m ²	1271 m ²	00000	21107	25 Nov 2025	24 Mar 2026	R 1,350,000	-	-
23	47 Pellissier Drive								
	290 m ²	1431 m ²	00000	20212	17 Sep 2025	05 Feb 2026	R 1,200,000	-	-
24	68 Besembos Street								
	332 m ²	1240 m ²	00000	20265	25 Oct 2024	24 Jan 2025	R 1,500,000	-	-
25	29 Erfdeel Avenue								
	289 m ²	1240 m ²	00000	20276	21 Aug 2024	06 Nov 2024	R 1,490,000	-	-

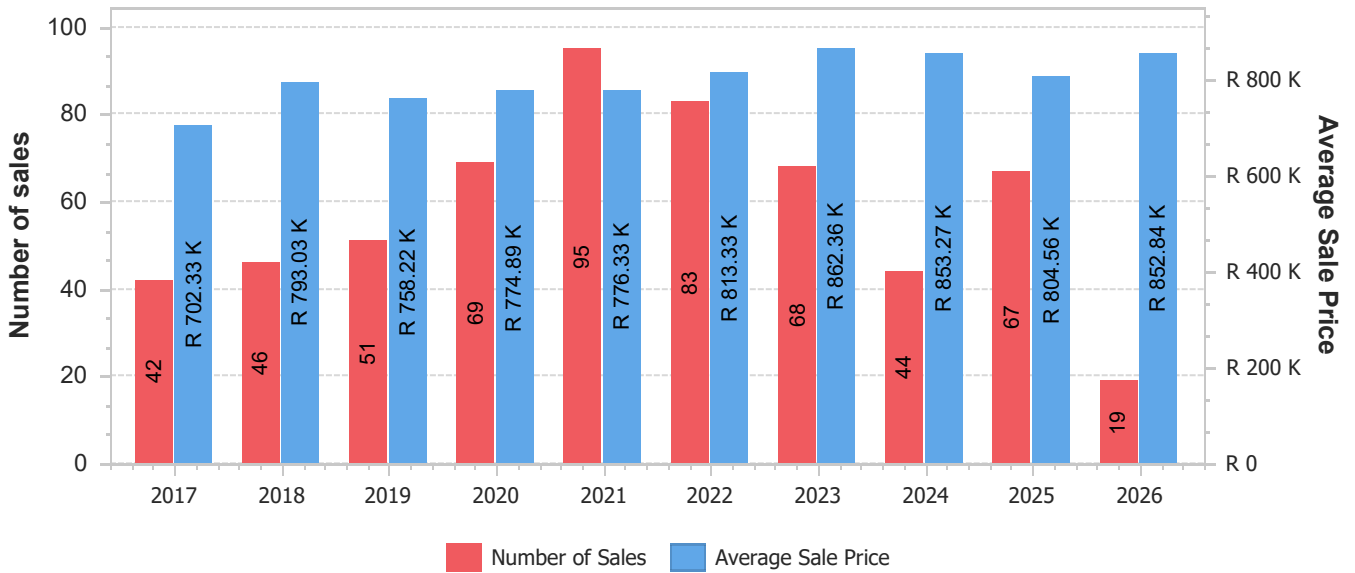


Sales History in Area

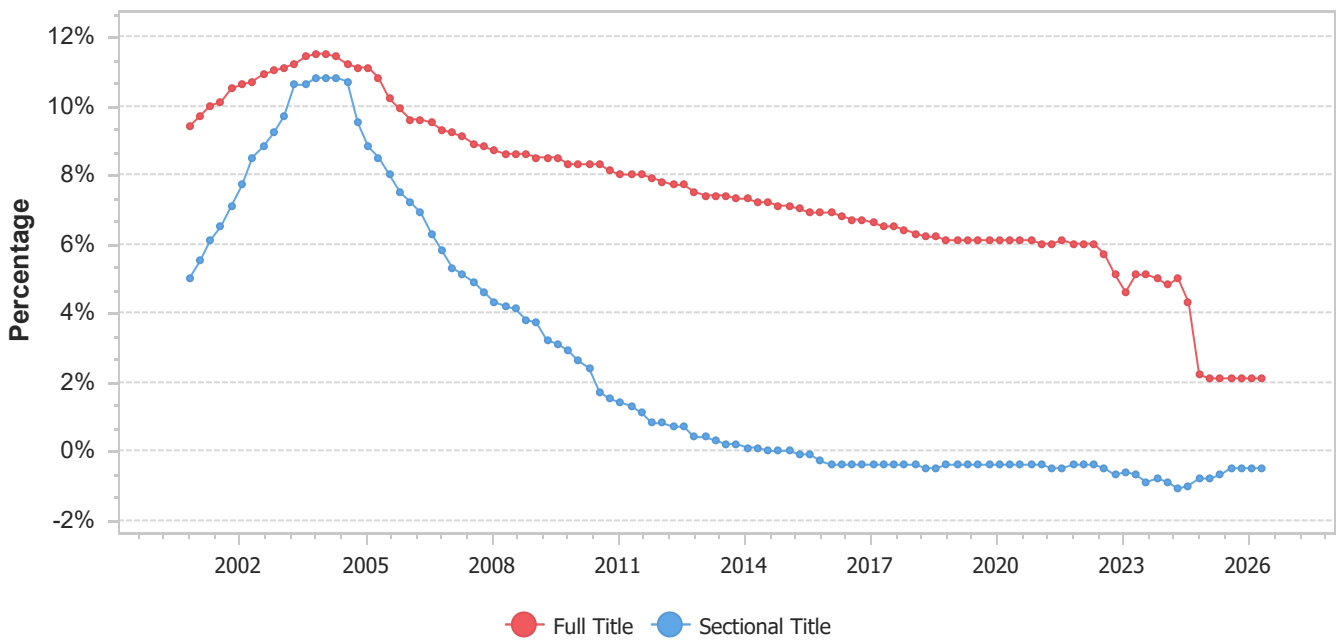
Full Title



Sectional Title



Average Quarterly Growth Rates



Full Title

Year	Q1	Q2	Q3	Q4	Total
2000-2004	10.09 %	10.19 %	10.26 %	12.59 %	10.78 %
2005-2009	9.42 %	9.32 %	9.14 %	8.98 %	9.22 %
2010-2014	7.76 %	7.72 %	7.72 %	7.58 %	7.7 %
2015-2019	6.6 %	6.52 %	6.48 %	6.44 %	6.51 %
2020-2024	5.5 %	5.64 %	5.46 %	4.88 %	5.37 %
2025	2.1 %	2.1 %	2.1 %	2.1 %	2.1 %
2026	2.1 %	2.1 %	-	-	2.1 %

Sectional Title

Year	Q1	Q2	Q3	Q4	Total
2000-2004	7.93 %	8.47 %	8.61 %	9.79 %	8.7 %
2005-2009	5.86 %	5.58 %	5.28 %	4.92 %	5.41 %
2010-2014	1.06 %	0.96 %	0.74 %	0.58 %	0.84 %
2015-2019	-0.32 %	-0.36 %	-0.36 %	-0.38 %	-0.36 %
2020-2024	-0.54 %	-0.62 %	-0.66 %	-0.62 %	-0.61 %
2025	-0.8 %	-0.7 %	-0.5 %	-0.5 %	-0.63 %
2026	-0.5 %	-0.5 %	-	-	-0.5 %



LOOM Estimation

Lower Boundary

LOOM Estimation

Upper Boundary

R 1,140,000

R 1,400,000

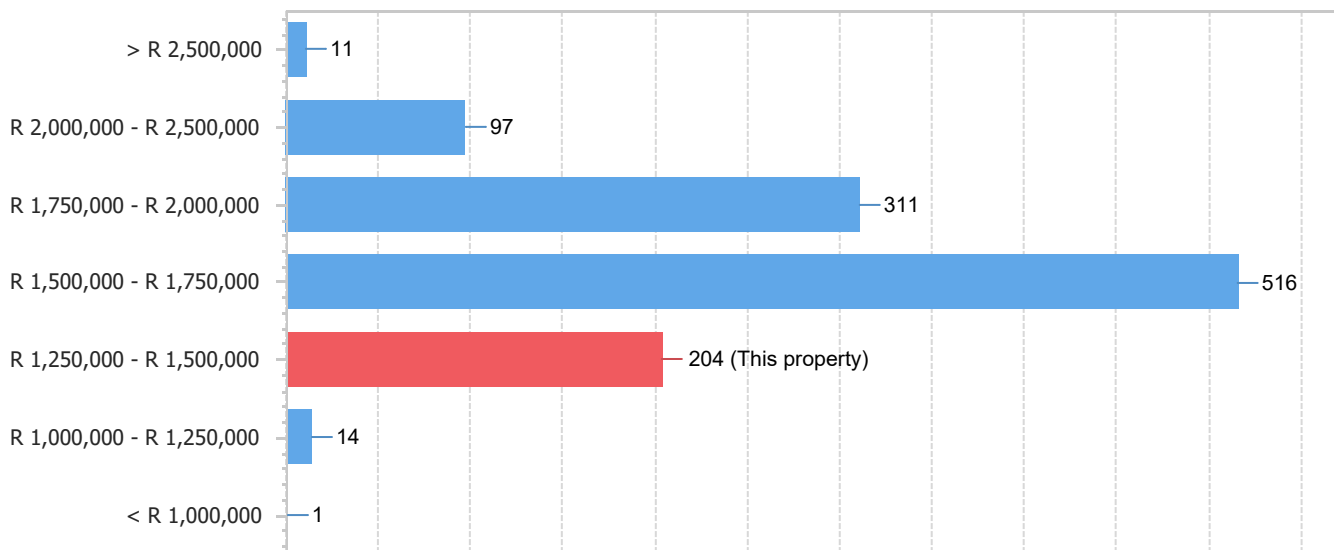
R 1,550,000



LOOM Estimate Confidence: **Low**

LOOM Estimate Date: -

Full Title

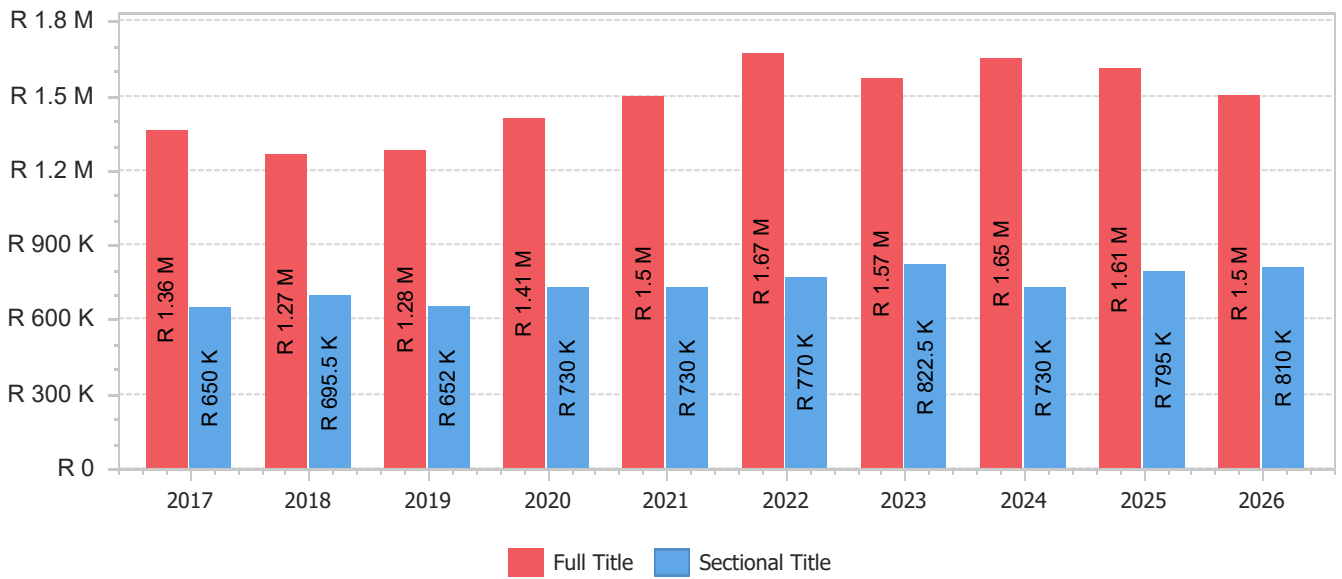


Number of Properties in Valuation Range

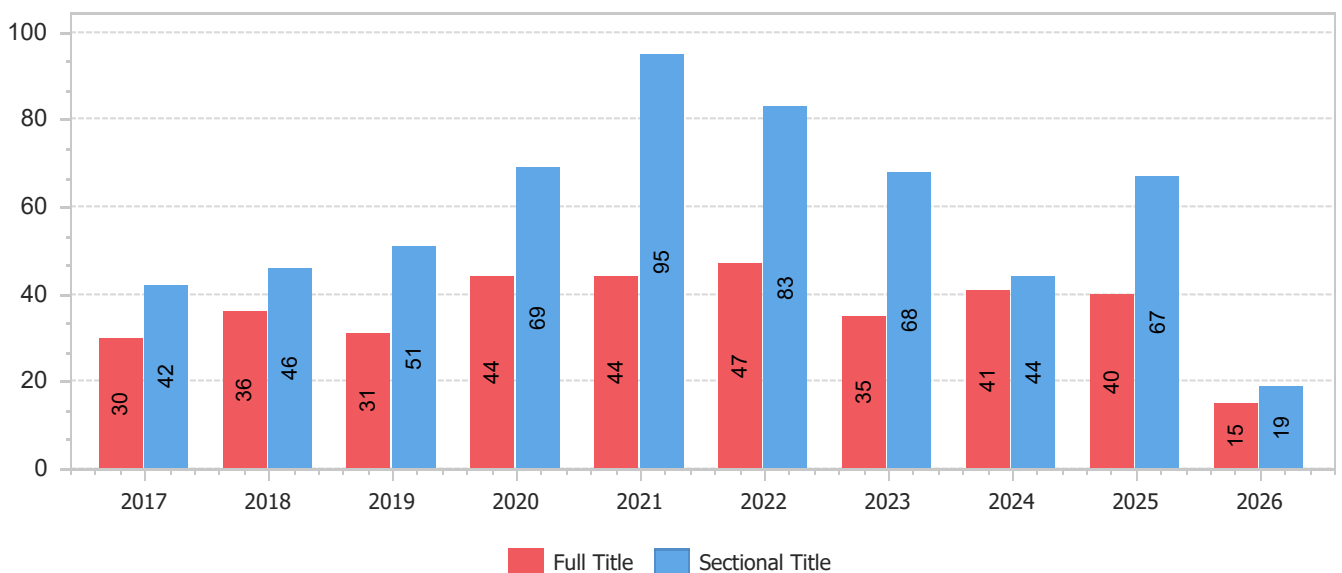


Suburb Trends

Median Price



Number of Transfers



Area Details

Nearby Services



Police Station

KAGISANONG

8.13 km



Fire Brigade

Fire Station - Ehrlichpark

5.82 km



Public Hospital

Potchefstroom Hospital

402.82 km



Private Hospital

Life Rosepark Hospital

3.12 km



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Closest Education

Fauna Primary School Public - Primary	1.25 km
Hoërskool Fichardtpark Public - Secondary	2.10 km
Onze Rust Primary School Public - Primary	2.16 km
President Brand Primêre Skool Public - Primary	2.50 km
Bloemfontein South High School Public - Secondary	2.82 km
Junior Vista Academy Private - Primary	2.85 km
Fichardtpark Primêre Skool Public - Primary	3.18 km
San du Plessis Primêre Skool Public - Primary	3.79 km
Hoërskool Sand du Plessis Public - Secondary	4.19 km

Closest Shopping

Total Bonjour	0.22 km
Engen Shop	0.45 km
Fauna Shopping Centre	1.06 km
Engen Shop	1.44 km
Engen One Plus	1.49 km
Fleurdal	1.63 km
Bloemfontein Value Mart	1.65 km
Joys Centre	1.85 km
Kays Centre	2.22 km
Pellissier Centre	2.54 km
Southern Centre	2.60 km
Shell Select	2.64 km
Engen Shop	2.78 km
Fichardtpark Sentrum	3.44 km
Shell Select	3.52 km
Vista Park	3.75 km
Gardenia Square	4.09 km
Total Bonjour	4.14 km
Showgate Centre	4.31 km

Household Financial Index

*Provides an assessed household income level based on property valuation and adjusted for number of earners, demographic ages, minimum wages, etc.on a SubPlace level

Average Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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Highest Frequency Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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Upper Middle is: R 647 953 to R 1 394 794

Suburb Population

Time	Population	Density	Category
Day	4230	855	High
Night	5415	1095	High

Crime Statistics



*Provides crime statistics, based on police crime data, rolled out to a SubPlace level. Crime types include: burglary at non-residential premises, burglary at residential premises, theft of motor vehicle and motorcycle and theft out of or from motor vehicle

Crime Index Category:

Very Low	Low	Moderate	High	Very High
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Moderate: 4.44 crimes per 1000 households (3.41 complexes, 3.41 estates)

Weather

Temperature			Climate		
-0.36 °C Min Avg	17.84 °C Annual Average	32.27 °C Max Avg	7.83 mm Min Avg	506.83 mm Average Yearly Rainfall	93 mm Max Avg
Comfortability Index			 7.63 Annual Lightning Days Density Per km ²		
25.95 % Day Avg	51.57 % Annual Average	77.19 % Night Avg	 2 Annual Hail Days		

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