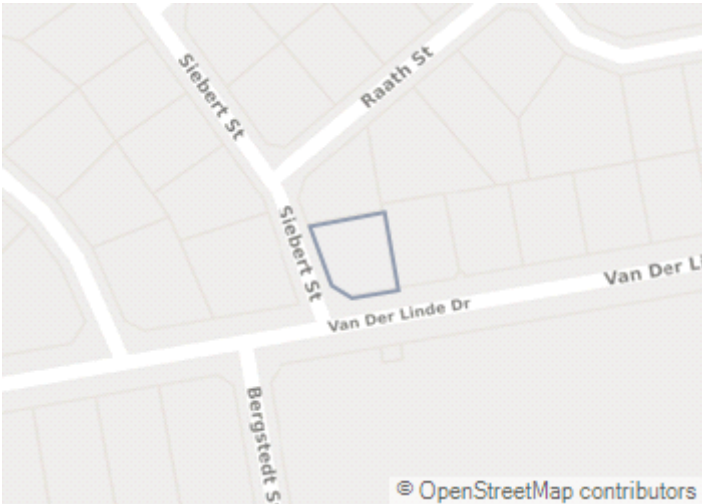


PROPERTY REPORT

Erf 14699 in BLOEMFONTEIN EXT 90 (BLOEMFONTEIN Deeds Office)
20 VAN DER LINDE DRIVE, FICHARDTPARK, BLOEMFONTEIN

PROPERTY INFORMATION

Street number	20	Property type	ERF
Street	VAN DER LINDE DRIVE	Erf number	14699
Suburb	FICHARDTPARK	Portion number	0
Municipality	MANGAUNG METROPOLITAN MUNICIPA	Township	BLOEMFONTEIN EXT 90
Province	FREESTATE	Registration division	-
Coordinates (lat/long)	-29.146545 / 26.184395	Deeds Office	BLOEMFONTEIN
SG code	F00300030001469900000,T4303/1973	Registered size	1027.000SQM
Door number	-		
Building name	-		
Estate name	-		



MUNICIPAL VALUATION

Valuation (R)	1 000 000	Zoning	-
Valuation year	-		

ON-SITE VALUATION

On-site valuation (R)	-	Property use	-
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AUTOMATED VALUATION

Estimated High (R)	1347000	Confidence	81
Valuation (R)	1213000	Average Accuracy	81
Estimated Low (R)	1000000	Valuation Date	02/16/2022
Price (R)	889200	Purchase Date	06/18/2018

OWNER INFORMATION

Name	MARIA MAGDALENA DINGLE	Title deed	T13547/2018
ID number	6007070035083	Share (%)	-

REGISTERED TRANSFER INFORMATION

No registered transfer information available.

HISTORY

Buyers	Sellers	Transferred	Sales Date	Sales Price (R)	Title Deed
DINGLE MARIA MAGDALENA	KAPP BELINDA	2018/09/03	2018/06/18	889 200	T13547/2018
KAPP BELINDA	GARZOUZIE SUSANNA ELIZABETH CORNELIA	2015/03/10	2014/10/20	-	T2136/2015
GARZOUZIE SUSANNA ELIZABETH CORNELIA	KOORZEN MARGARIETA LOUISA NAUDE JANITA ANTOINETTE	1999/09/14	1999/08/20	-	T24153/1999
KOORZEN MARGARIETA LOUISA NAUDE JANITA ANTOINETTE	GRIESSEL JACOBA JOHANNA GRIESSEL JOHAN DAVID	-	-	-	T8204/1995
		-	-	-	T10968/1987

PROPERTY CONFIGURATION AND FEATURES

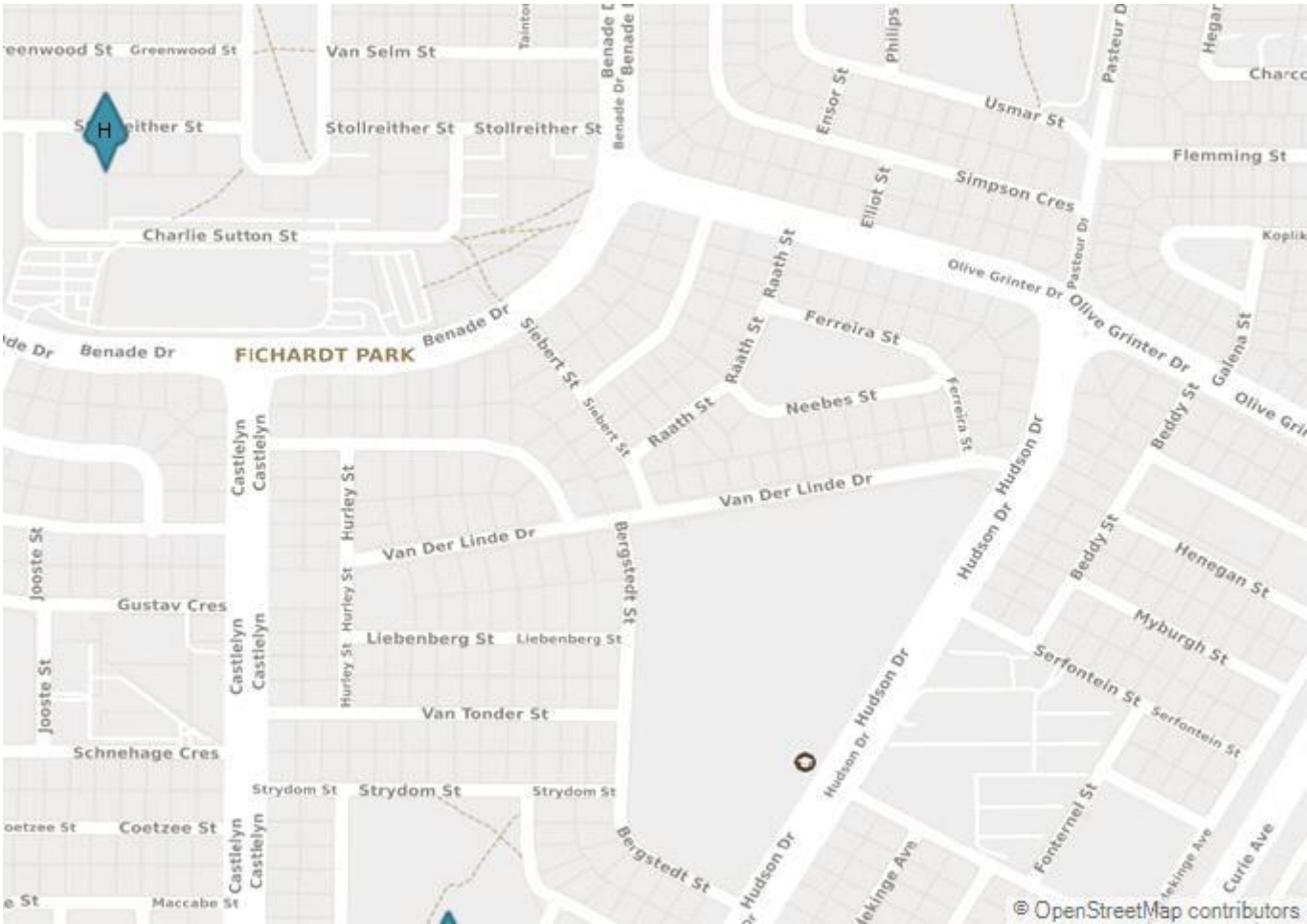
INTERNAL

Bedrooms	-	Study/Office	-
Bathrooms	-	Kitchen	-
Lounge/TV room	-	Storeys	-
Internal finishes	-	Floor size (m²)	-

EXTERNAL

Garages	-	Pool	-
Parking	-	Wall type	-
Garden	-	Roof type	-
Additional dwellings	-	Construction year	-

SALES INFORMATION



REGISTERED TRANSFERS						
	 Address Property Description	Size (m²)	Distance (m)	Sales Date	Transferred	Sales Price (R)
A	18 VAN DER LINDE DRIVE BLOEMFONTEIN EXT 99, 15206, 0	1535	56	2025/07/17	2025/10/10	1 050 000
B	30 VAN DER LINDE DRIVE BLOEMFONTEIN EXT 90, 14694, 0	1064	139	2024/08/29	2024/11/13	2 095 000
C	9 BRUWER STREET BLOEMFONTEIN EXT 90, 14650, 0	1309	186	2025/05/01	2025/06/30	2 180 000
D	6 BRUWER STREET BLOEMFONTEIN EXT 90, 14626, 0	1485	256	2025/08/22	2025/11/28	2 350 000
E	148 BENADE DRIVE BLOEMFONTEIN EXT 90, 14634, 0	1254	276	2024/07/02	2024/08/23	2 500 000
F	8 OLIVE GRINTER DRIVE BLOEMFONTEIN EXT 90, 14637, 0	1177	310	2024/05/15	2024/10/17	1 275 000
G	40 VAN DER LINDE DRIVE BLOEMFONTEIN EXT 90, 14689, 0	1064	279	2024/02/19	2024/04/19	1 460 000
H	14 LIEBENBERG STREET BLOEMFONTEIN EXT 99, 15263, 0	1564	190	2023/02/12	2023/07/19	1 550 000
I	8 RAATH STREET BLOEMFONTEIN EXT 90, 14640, 0	1520	215	2022/09/20	2023/08/04	1 300 000
J	26 STRYDOM STREET BLOEMFONTEIN EXT 99, 15302, 0	1199	353	2024/09/25	2025/02/07	1 680 000
K	5 VAN TONDER STREET HURLEY STRAAT, 38/2012, 1	209	412	2025/07/31	2025/12/01	1 200 000

K	5 VAN TONDER STREET HURLEY STRAAT, 38/2012, 2	177	412	2025/07/31	2025/12/01	900 000
L	18 VAN TONDER STREET BLOEMFONTEIN EXT 99, 15297, 0	1092	355	2024/02/10	2024/04/30	1 600 000
M	6 HUDSON DRIVE BLOEMFONTEIN EXT 90, 14664, 0	1134	412	2025/07/02	2025/09/30	1 790 000
N	5 LIEBENBERG STREET BLOEMFONTEIN EXT 99, 15271, 0	1050	339	2023/10/23	2024/01/25	1 600 000
O	44 VAN DER LINDE DRIVE BLOEMFONTEIN EXT 90, 14667, 0	1020	354	2024/01/23	2024/03/15	1 700 000
P	10 LIEBENBERG STREET BLOEMFONTEIN EXT 99, 15265, 0	1526	234	2022/12/07	2023/02/01	1 450 000
Q	40 STOLLREITHER STREET NALEDI, 72/1992, 3	149	415	2024/11/14	2025/03/31	995 000
R	74 CASTELYN AVENUE BLOEMFONTEIN EXT 99, 15235, 0	1092	427	2025/02/13	2025/10/27	1 250 000
S	5 VAN DER LINDE DRIVE STINKWATER, 236/2007, 3	175	264	2022/12/28	2023/03/13	1 420 000

PENDING REGISTRATIONS

No pending registrations available.

FOR SALE PROPERTIES

No for sale properties available.

SALES ANALYSIS

20 properties were used in the analysis. Properties where no monetary value or extent was available have been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest priced property	2 500 000	1 994	1 254
Average price	1 567 250	1 507	1 040
Lowest priced property	900 000	5 085	177

BONDS AND OTHER DOCUMENTS

Document	Amount (R)	Holder
BFN X90,14699	-	-
B4364/2018	1 500 000	SOUTH AFRICAN HOME LOANS GUARAN

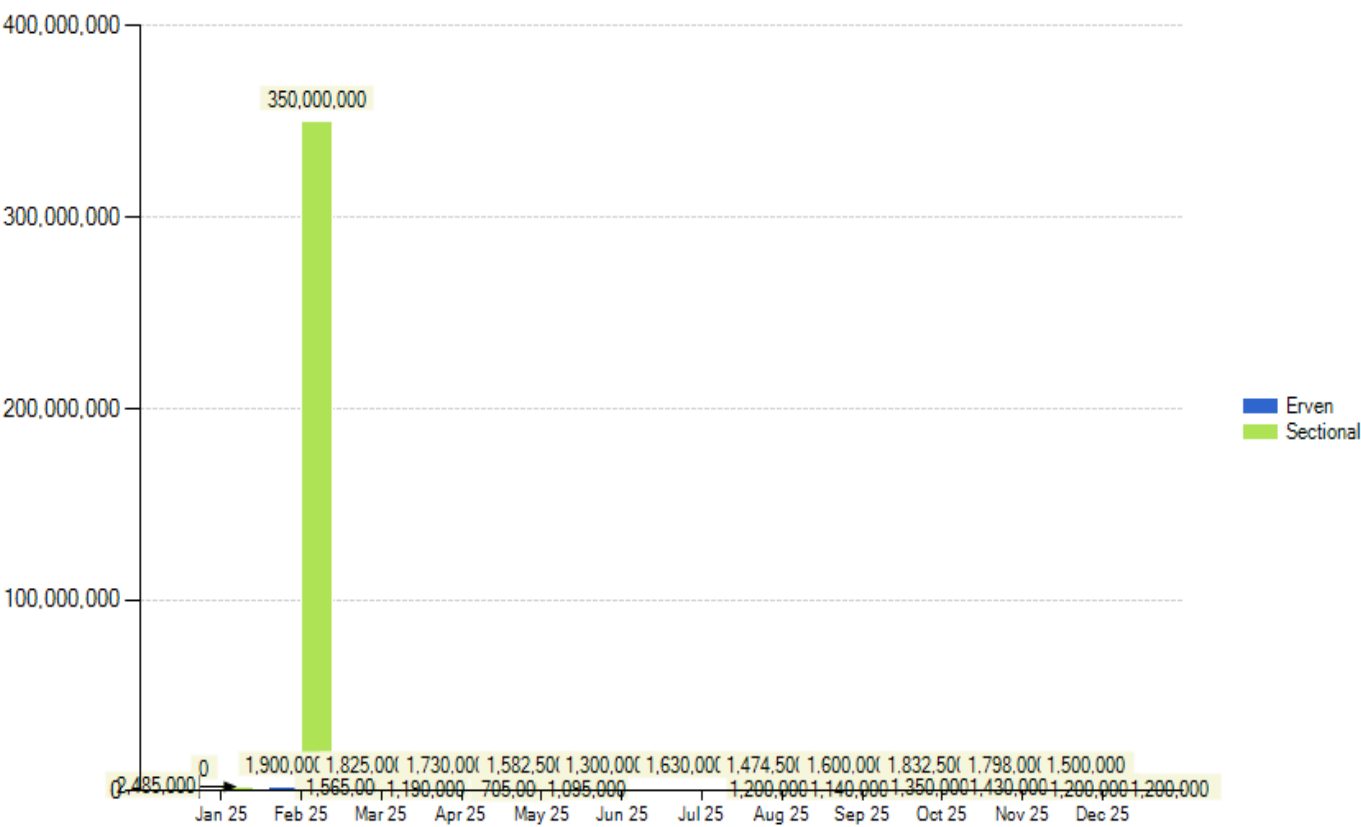
PROPERTY HISTORY

Document	Amount (R)	Holder
T2136/2015	990 000	KAPP BELINDA
B1312/2015	450 000	STANDARD BANK VAN SUID-AFRIKA LTD
B8612/1999	130 000	FIRSTRAND BANK LTD
T24153/1999	167 000	GARZOUZIE SUSANNA ELIZABETH CORNELIA
T8204/1995	176 000	KOORZEN MARGARIETA LOUISA
T8204/1995	176 000	NAUDE JANITA ANTOINETTE
T10968/1987	-	GRIESSEL JOHAN DAVID
T10968/1987	-	GRIESSEL JACOB A JOHANNA
B5780/1995	191 000	FIRSTRAND BANK LTD

MONTHLY SUBURB TRENDS

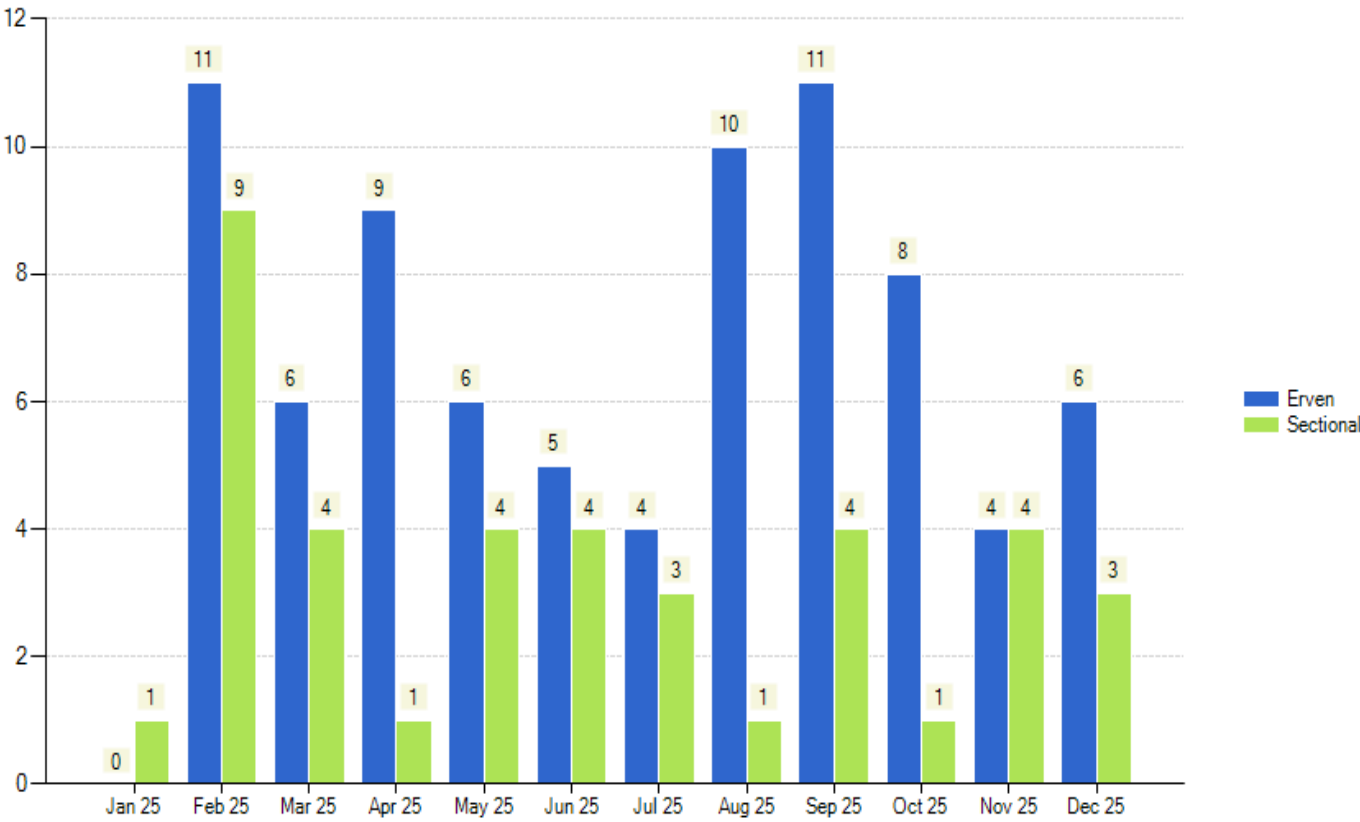
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Month	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
JAN '25	-	2 485 000	-	-
FEB '25	1 900 000	350 000 000	-	-
MAR '25	1 825 000	1 565 000	-	-
APR '25	1 730 000	1 190 000	-	-
MAY '25	1 582 500	705 000	-	-
JUN '25	1 300 000	1 095 000	-	-
JUL '25	1 630 000	1 200 000	-	-
AUG '25	1 474 500	1 140 000	-	-
SEP '25	1 600 000	1 350 000	-	-
OCT '25	1 832 500	1 430 000	-	-
NOV '25	1 798 000	1 200 000	-	-
DEC '25	1 500 000	1 200 000	-	-

NUMBER OF SALES

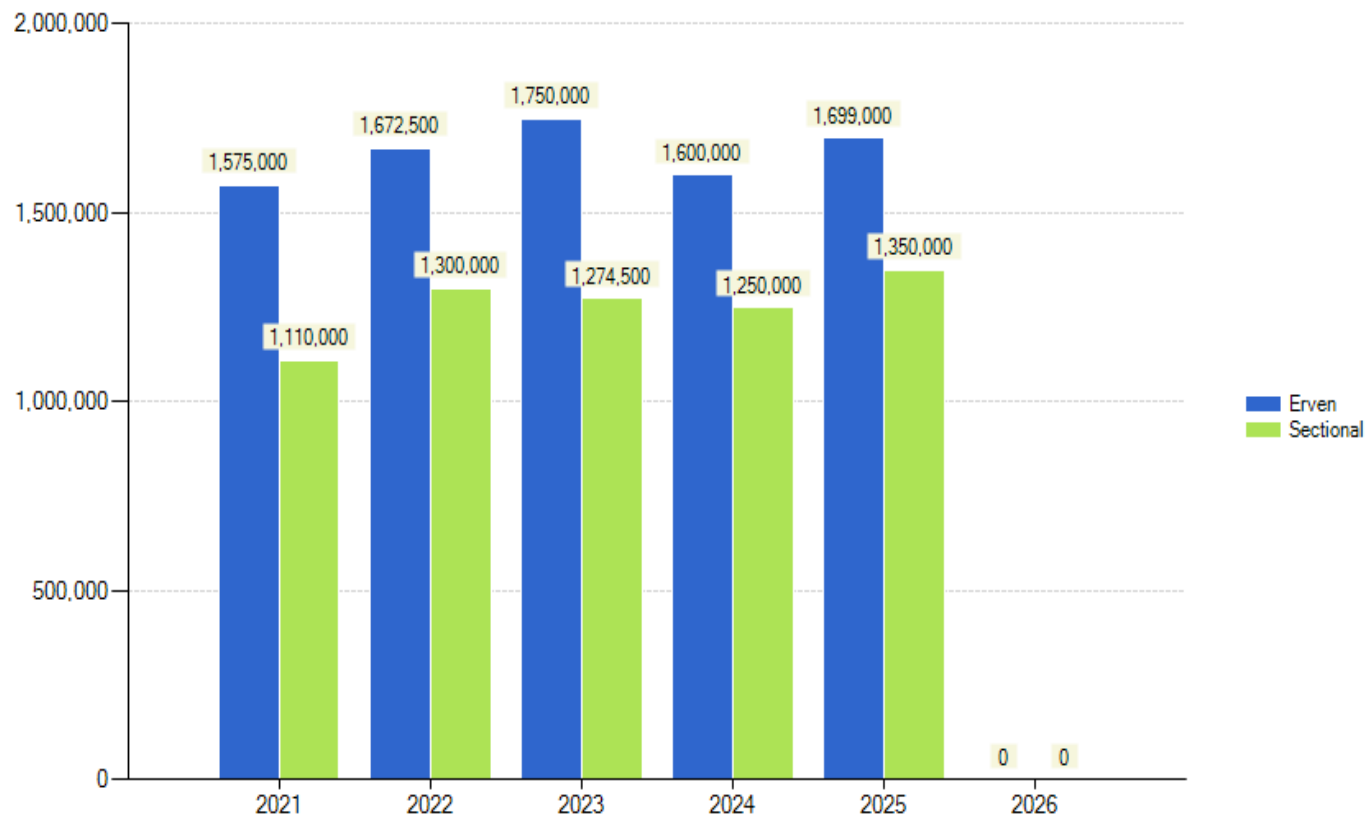


Month	Erven	Sectional	Farms	Agricultural Holdings
JAN '25	-	1	-	-
FEB '25	11	9	-	-
MAR '25	6	4	-	-
APR '25	9	1	-	-
MAY '25	6	4	-	-
JUN '25	5	4	-	-
JUL '25	4	3	-	-
AUG '25	10	1	-	-
SEP '25	11	4	-	-
OCT '25	8	1	-	-
NOV '25	4	4	-	-
DEC '25	6	3	-	-

ANNUAL SUBURB TRENDS

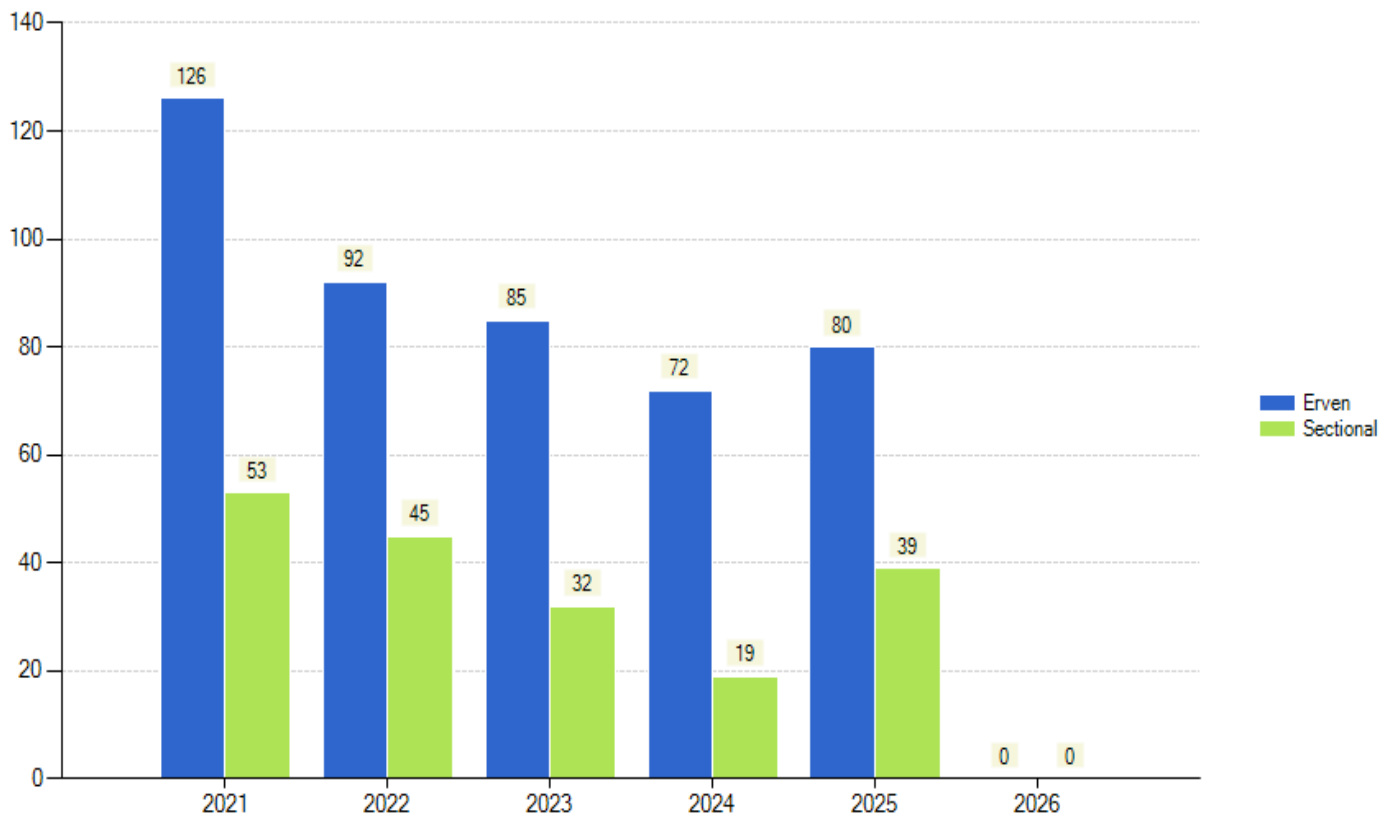
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Year	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2021	1 575 000	1 110 000	-	-
2022	1 672 500	1 300 000	-	-
2023	1 750 000	1 274 500	-	-
2024	1 600 000	1 250 000	-	-
2025	1 699 000	1 350 000	-	-
2026	-	-	-	-

NUMBER OF SALES



Year	Erven	Sectional	Farms	Agricultural Holdings
2021	126	53	-	-
2022	92	45	-	-
2023	85	32	-	-
2024	72	19	-	-
2025	80	39	-	-
2026	-	-	-	-

AMENITIES

Name	Type	Distance (m)
FICHARDTPARK SECONDARY SCHOOL	EDUCATION	364
SAND DU PLESSIS PRIMARY SCHOOL	EDUCATION	782
FICHARDTPARK PRIMARY SCHOOL	EDUCATION	921
BLOEMFONTEIN SOUTH HIGH SECONDARY SCHOOL	EDUCATION	1,208
PRESIDENT BRAND PRIMARY SCHOOL	EDUCATION	1,611
WILGEHOF PRIMARY SCHOOL	EDUCATION	2,023
ONZE RUST PRIMARY SCHOOL	EDUCATION	2,065
SAND DU PLESSIS SECONDARY SCHOOL	EDUCATION	2,095
JIM FOUCHÉ SECONDARY SCHOOL	EDUCATION	2,144
JIM FOUCHÉ PRIMARY SCHOOL	EDUCATION	2,327

CASTLEBRIDGE CI/S	EDUCATION	2,428
SLEEPDAM	TRANSPORT AND PUBLIC SERVICES	2,467
FAUNA PRIMARY SCHOOL	EDUCATION	2,635
UNIVERSITAS PRIMARY SCHOOL	EDUCATION	2,878

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