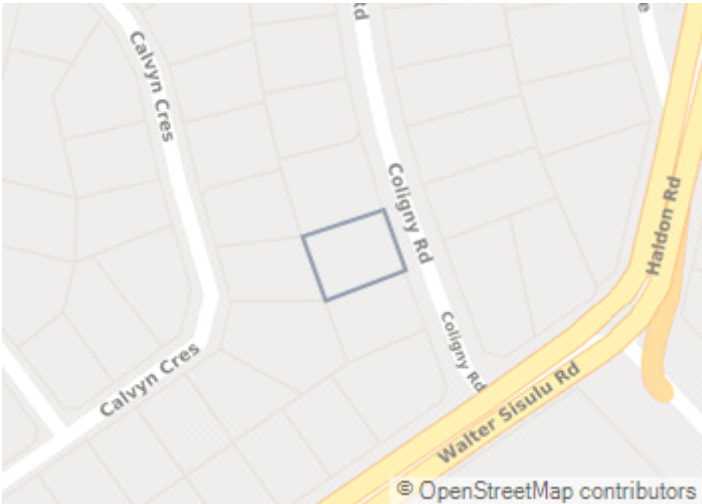


PROPERTY REPORT

Erf 3704 in BLOEMFONTEIN EXT 12 (BLOEMFONTEIN Deeds Office)
5 COLIGNY ROAD, PARK WEST, BLOEMFONTEIN

PROPERTY INFORMATION

Street number	5	Property type	ERF
Street	COLIGNY ROAD	Erf number	3704
Suburb	PARK WEST	Portion number	0
Municipality	MANGAUNG METROPOLITAN MUNICIPA	Township	BLOEMFONTEIN EXT 12
Province	FREESTATE	Registration division	-
Coordinates (lat/long)	-29.123330 / 26.196741	Deeds Office	BLOEMFONTEIN
SG code	F00300030000370400000,T6018/1946	Registered size	1118 SQM
Door number	-		
Building name	-		
Estate name	-		



MUNICIPAL VALUATION

Valuation (R)	1 100 000	Zoning	-
Valuation year	-		

AUTOMATED VALUATION

Estimated High (R)	898000	Confidence	81
Valuation (R)	809000	Average Accuracy	81
Estimated Low (R)	474000	Valuation Date	02/16/2022
Price (R)	150000	Purchase Date	05/26/2001

OWNER INFORMATION

Name	MARTHA GERBRECHTHA SOPHIA BRONN	Title deed	T25464/2001
ID number	6611290072089	Share (%)	100

REGISTERED TRANSFER INFORMATION

No registered transfer information available.

HISTORY					
Buyers	Sellers	Transferred	Sales Date	Sales Price (R)	Title Deed
BRONN MARTHA GERBRECHTHA SOPHIA	TONDER ANDRIES JOHANNES VAN	2001/07/26	2001/05/26	150 000	T25464/2001
TONDER ANDRIES JOHANNES VAN	NOONAN IOLA MAGDALENE	-	-	-	T19881/1992
		-	-	-	T7789/1986

SALES INFORMATION



REGISTERED TRANSFERS						
	Address Property Description	Size (m²)	Distance (m)	Sales Date	Transferred	Sales Price (R)
A	13 WALTER SISULU ROAD BLOEMFONTEIN EXT 12, 3699, 0	997	98	2024/07/04	2024/09/18	1 400 000
B	15 WALTER SISULU ROAD BLOEMFONTEIN EXT 12, 3696, 0	997	121	2024/01/20	2024/06/05	900 000

C	24 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3705, 0	1081	38	2023/05/10	2023/09/21	1 550 000
D	3 COLIGNY ROAD BLOEMFONTEIN EXT 12, 3703, 0	1118	30	2023/06/20	2023/08/24	1 800 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 106	70	188	2024/07/16	2024/10/23	875 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 111	19	188	2024/07/16	2024/10/23	875 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 66	95	188	2024/09/09	2024/10/11	1 400 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 85	19	188	2024/09/09	2024/10/11	1 400 000
F	15 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3720, 0	1104	173	2023/09/13	2024/03/13	1 840 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 11	74	188	2024/03/19	2024/05/08	1 000 000
G	36 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 26678, 0	1514	197	2024/05/03	2024/06/19	1 750 000
H	22 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3701, 0	1699	50	2023/01/15	2023/03/15	2 150 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 62	20	188	2023/07/13	2023/11/09	1 110 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 54	87	188	2023/07/13	2023/11/09	1 110 000
I	14 WALTER SISULU ROAD SUNRIDGE PARK, 4/1997, 11	49	171	2023/06/26	2023/09/19	560 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 112	19	188	2023/08/04	2023/10/12	823 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 107	62	188	2023/08/04	2023/10/12	823 000
J	13 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3721, 0	1303	136	2023/01/12	2023/05/16	1 670 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 114	86	188	2023/06/20	2023/09/11	1 400 000
E	16 HALDON ROAD WESTERBLOEM FASE 1-6, 65/1997, 130	20	188	2023/06/20	2023/09/11	1 400 000

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	2 150 000	1 265	1 699
Average price	1 291 800	2 476	522
Lowest priced property	560 000	11 429	49

BONDS AND OTHER DOCUMENTS

Document number	VA959/2001	Holder	-
Amount (R)	-		

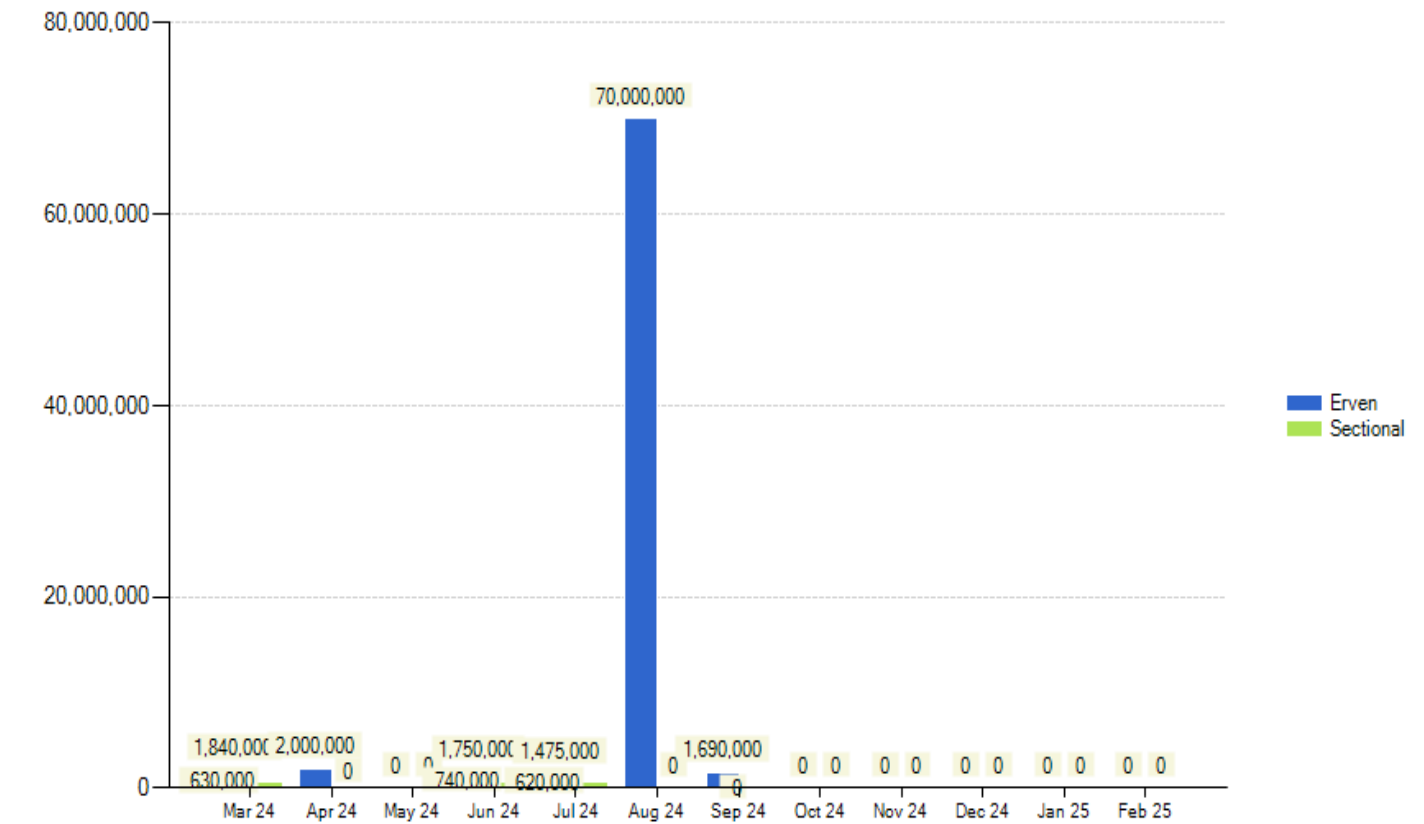
PROPERTY HISTORY

Document	Amount (R)	Holder
T19881/1992	95 000	TONDER ANDRIES JOHANNES VAN
B7608/2001	150 000	SAAMBOU BANK LTD
T7789/1986	-	NOONAN IOLA MAGDALENE

MONTHLY SUBURB TRENDS

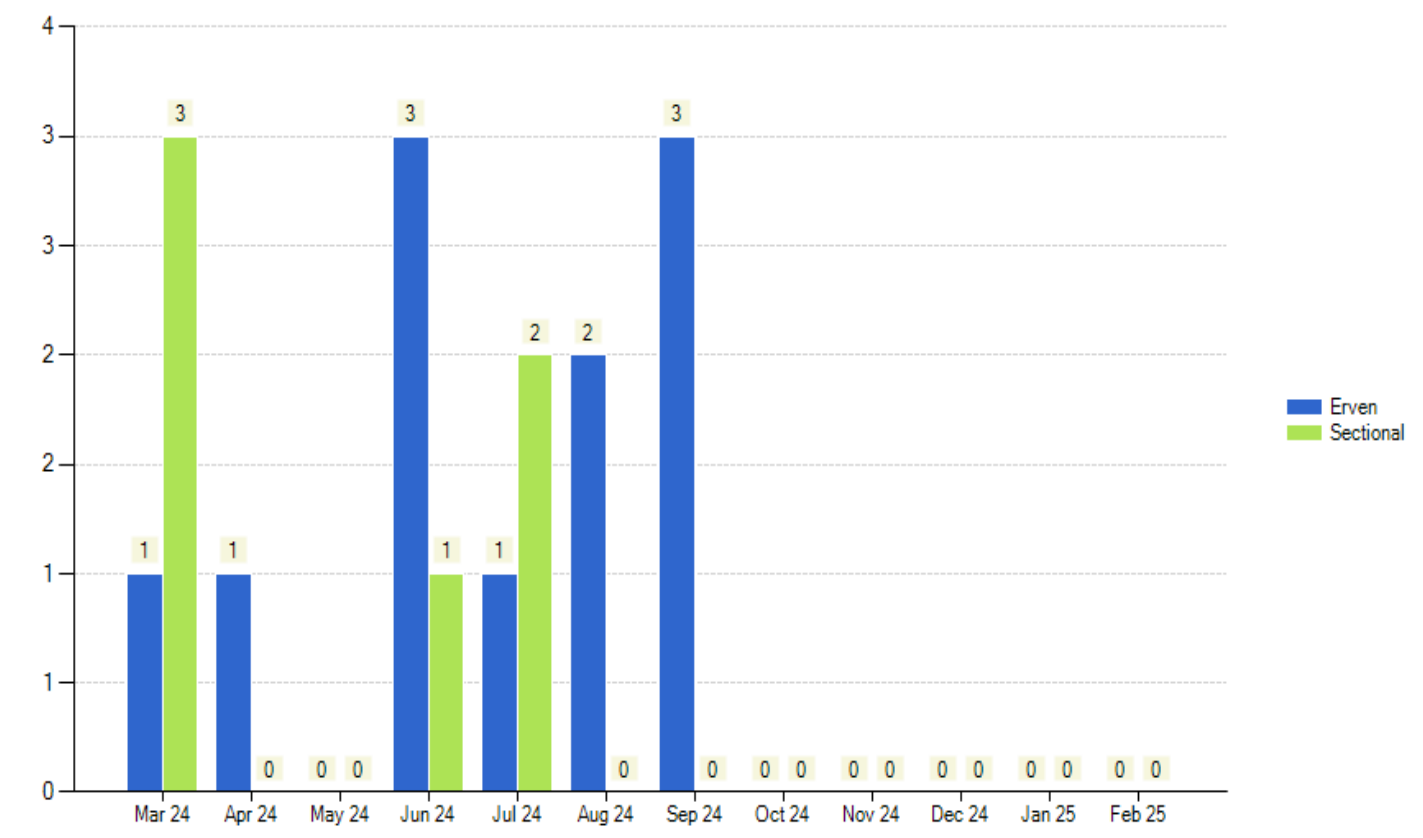
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Month	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
MAR '24	1 840 000	630 000	-	-
APR '24	2 000 000	-	-	-
MAY '24	-	-	-	-
JUN '24	1 750 000	740 000	-	-
JUL '24	1 475 000	620 000	-	-
AUG '24	70 000 000	-	-	-
SEP '24	1 690 000	-	-	-
OCT '24	-	-	-	-
NOV '24	-	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-

NUMBER OF SALES

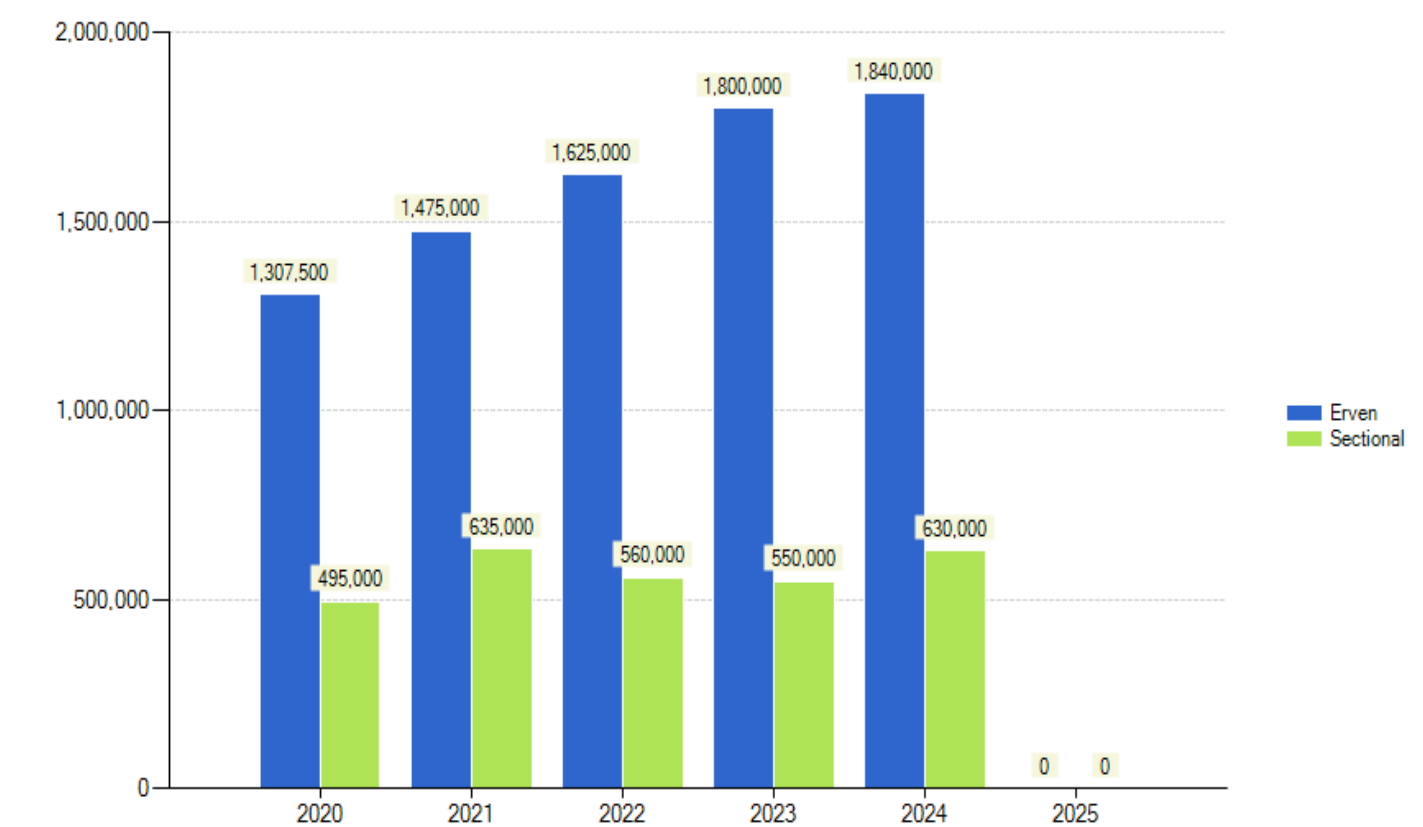


Month	Erven	Sectional	Farms	Agricultural Holdings
MAR '24	1	3	-	-
APR '24	1	-	-	-
MAY '24	-	-	-	-
JUN '24	3	1	-	-
JUL '24	1	2	-	-
AUG '24	2	-	-	-
SEP '24	3	-	-	-
OCT '24	-	-	-	-
NOV '24	-	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-
FEB '25	-	-	-	-

ANNUAL SUBURB TRENDS

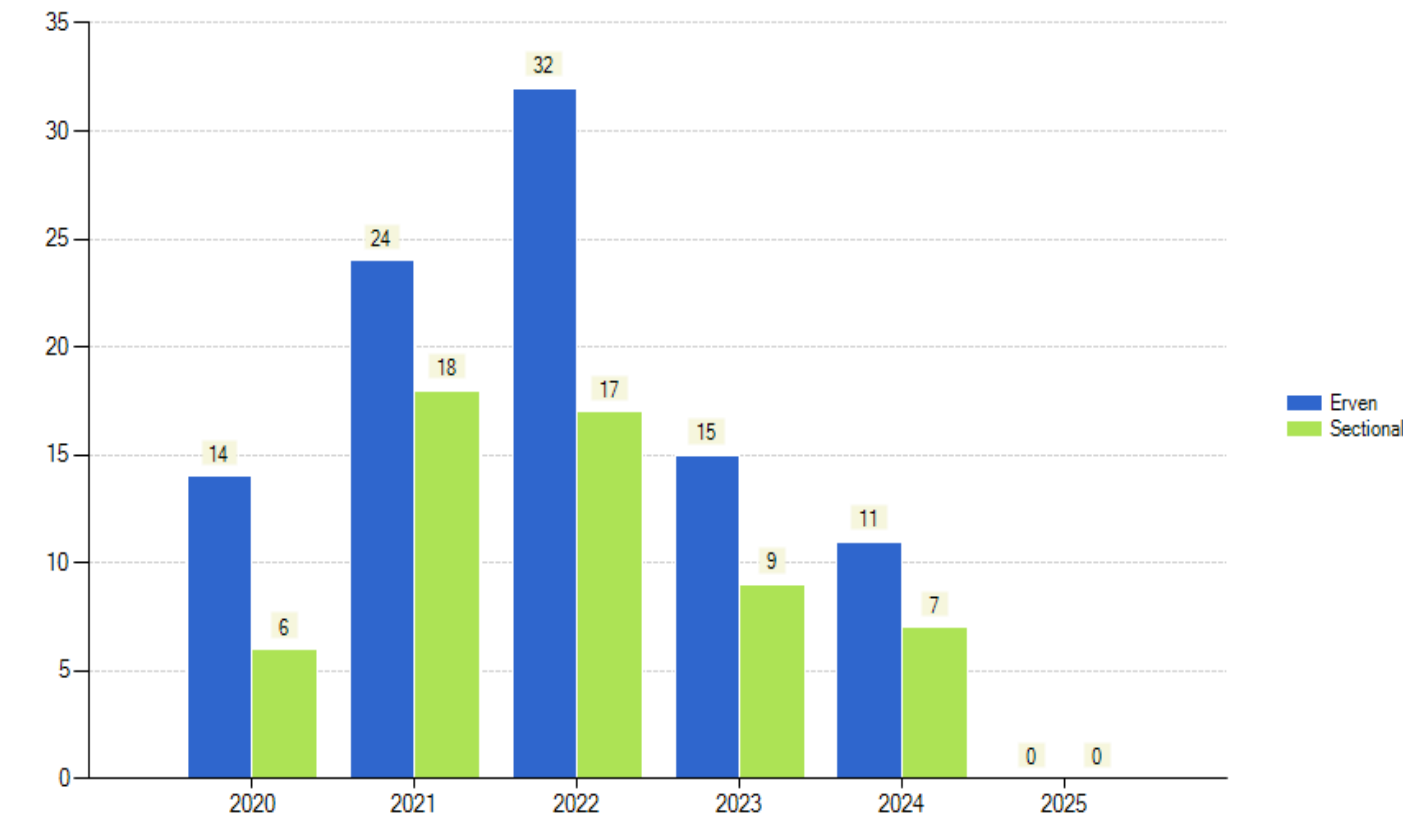
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Year	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2020	1 307 500	495 000	-	-
2021	1 475 000	635 000	-	-
2022	1 625 000	560 000	-	-
2023	1 800 000	550 000	-	-
2024	1 840 000	630 000	-	-
2025	-	-	-	-

NUMBER OF SALES



Year	Erven	Sectional	Farms	Agricultural Holdings
2020	14	6	-	-
2021	24	18	-	-
2022	32	17	-	-
2023	15	9	-	-
2024	11	7	-	-
2025	-	-	-	-

AMENITIES

Name	Type	Distance (m)
EUNICE PRIMARY SCHOOL	EDUCATION	738
EUNICE SECONDARY SCHOOL	EDUCATION	738
WILGEHOF PRIMARY SCHOOL	EDUCATION	837
CASTLEBRIDGE CI/S	EDUCATION	1,009
HTS LOUIS BOTHA	EDUCATION	1,136
GREY-KOLLEGE SECONDARY SCHOOL	EDUCATION	1,283
DR VILJOEN C/S	EDUCATION	1,314
ROSEVIEW PRIMARY SCHOOL	EDUCATION	1,318
UNIVERSITAS HOSPITAL PRIMARY SCHOOL	EDUCATION	1,359
SAND DU PLESSIS SECONDARY SCHOOL	EDUCATION	1,361

GREY-KOLLEGE PRIMARY SCHOOL	EDUCATION	1,460
UNIVERSITAS PRIMARY SCHOOL	EDUCATION	1,738
ST ANDREW'S C/S	EDUCATION	1,987
SUPREME COURT OF APPEAL	TRANSPORT AND PUBLIC SERVICES	2,081
JIM FOUCHÉ SECONDARY SCHOOL	EDUCATION	2,083
SAND DU PLESSIS PRIMARY SCHOOL	EDUCATION	2,168
ST MICHAEL'S C/S	EDUCATION	2,255
WESTDENE MEDICAL CENTRE	HEALTH	2,313
KYRIOS IC/S	EDUCATION	2,367
OUR FATHER'S ACADEMY IC/S	EDUCATION	2,367
BRANDWAG PRIMARY SCHOOL	EDUCATION	2,367
JIM FOUCHÉ PRIMARY SCHOOL	EDUCATION	2,392
BATHO PRIMARY SCHOOL	EDUCATION	2,392
FICHARDTPARK PRIMARY SCHOOL	EDUCATION	2,430
HAMILTON	TRANSPORT AND PUBLIC SERVICES	2,602
SEHUNELO SECONDARY SCHOOL	EDUCATION	2,887
BLOEMFONTEIN SOUTH HIGH SECONDARY SCHOOL	EDUCATION	2,891

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