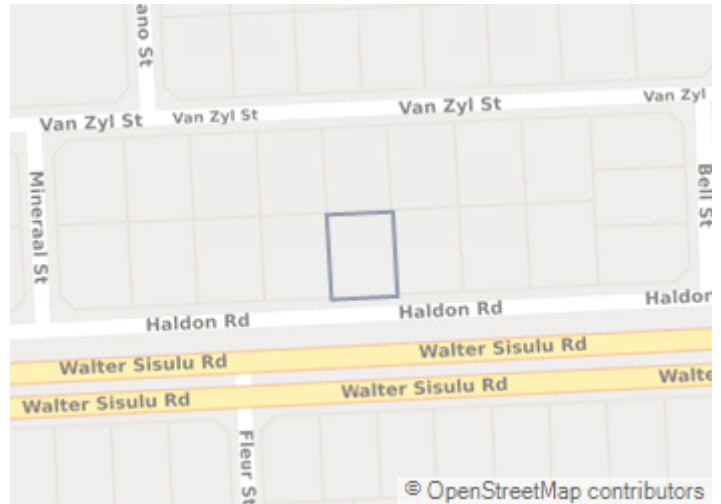


PROPERTY REPORT

Erf 8667 in BLOEMFONTEIN EXT 55 (BLOEMFONTEIN Deeds Office)
89 WALTER SISULU ROAD, UNIVERSITAS, BLOEMFONTEIN

PROPERTY INFORMATION

Street number	89	Property type	ERF
Street	WALTER SISULU ROAD	Erf number	8667
Suburb	UNIVERSITAS	Portion number	0
Municipality	MANGAUNG METROPOLITAN MUNICIPALITY	Township	BLOEMFONTEIN EXT 55
Province	FREESTATE	Registration division	-
Coordinates (lat/long)	-29.125722 / 26.182303	Deeds Office	BLOEMFONTEIN
SG code	F00300030000866700000,T4268/1965	Registered size	1106.000SQM
Door number	-		
Building name	-		
Estate name	-		



MUNICIPAL VALUATION

Valuation (R)	1 200 000	Zoning	-
Valuation year	-		

AUTOMATED VALUATION

Estimated High (R)	1926000	Confidence	81
Valuation (R)	1735000	Average Accuracy	81
Estimated Low (R)	1364000	Valuation Date	02/16/2022
Price (R)	1195000	Purchase Date	09/23/2017

OWNER INFORMATION

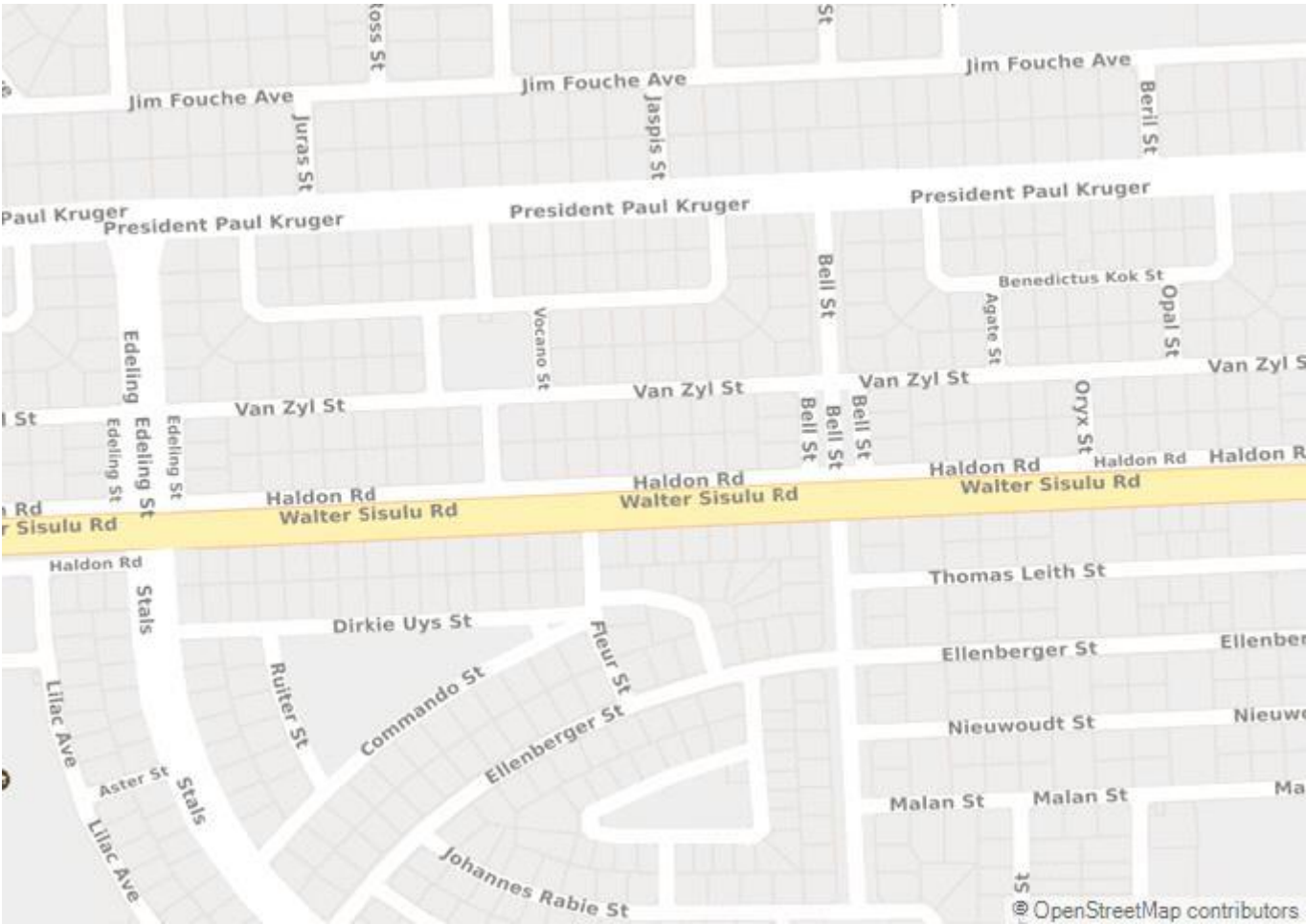
Name	MARIA MAGDALENA DINGLE	Title deed	T7223/2023
ID number	6007070035083	Share (%)	-

REGISTERED TRANSFER INFORMATION

No registered transfer information available.

HISTORY					
Buyers	Sellers	Transferred	Sales Date	Sales Price (R)	Title Deed
DINGLE MARIA MAGDALENA	BERG HESTER PETRONELLA VAN DEN	2023/07/28	2023/05/23	1 100 000	T7223/2023
BERG HESTER PETRONELLA VAN DEN	MERWE MARIA JOHANNA VAN DER	2018/01/22	2017/09/23	-	T732/2018
		2005/03/31	2005/02/15	-	T9355/2005
ELS ERIKA	ELS ERIKA HEERDEN CHRISTIAAN RUDOLF VAN	2004/03/31	2004/02/20	-	T9569/2004
HEERDEN CHRISTIAAN RUDOLF VAN	COETZEE JACOBUS ALBERTUS	2001/09/11	2001/08/09	-	T29170/2001
		-	-	-	T4737/1995
KRUGER CATHARINA FREDERIKA	COETZEE JACOBUS ALBERTUS	-	-	-	T16286/1992

SALES INFORMATION



REGISTERED TRANSFERS						
	Address Property Description	Size (m ²)	Distance (m)	Sales Date	Transferred	Sales Price (R)
A	6 BELL STREET BLOEMFONTEIN EXT 55, 8661, 0	1011	133	2024/05/17	2024/08/30	2 968 000
B	35 VAN ZYL STREET BLOEMFONTEIN EXT 55, 8640, 0	1071	102	2023/10/25	2023/12/20	1 680 000
C	89 WALTER SISULU ROAD BLOEMFONTEIN EXT 55, 8667, 0	1106	-	2023/05/23	2023/07/28	1 100 000
D	42 ELLENBERGER STREET BLOEMFONTEIN EXT 39, 5308, 0	1022	204	2024/02/28	2024/08/15	1 360 000
E	29 BELL STREET BLOEMFONTEIN EXT 55, 8637, 0	1180	169	2023/06/11	2023/08/31	2 500 000
F	42 VAN ZYL STREET BLOEMFONTEIN EXT 55, 8654, 0	1106	96	2023/01/05	2023/03/15	1 640 000
G	50 ELLENBERGER STREET BLOEMFONTEIN EXT 39, 5316, 0	1041	256	2024/05/09	2024/10/24	1 100 000
H	36 ELLENBERGER STREET BLOEMFONTEIN EXT 39, 5305, 0	1022	216	2023/06/30	2023/12/01	1 100 000
I	21 VAN ROOY AVENUE BLOEMFONTEIN EXT 55, 8624, 0	1071	246	2024/01/17	2024/02/27	850 000
J	8 MAGRIETA PRINSLOO STREET BLOEMFONTEIN EXT 139, 21427, 0	900	149	2022/10/18	2023/02/15	840 000
K	12 DIRKIE UYS STREET BLOEMFONTEIN EXT 39, 5282, 0	991	239	2023/08/25	2023/10/27	1 195 000

L	94 WALTER SISULU ROAD BLOEMFONTEIN EXT 39, 5285, 0	991	176	2023/01/31	2023/03/06	1 400 000
M	10 VAN ROOY AVENUE BLOEMFONTEIN EXT 55, 8649, 0	1071	137	2022/07/31	2022/12/05	1 950 000
N	16 DIRKIE UYS STREET BLOEMFONTEIN EXT 39, 5278, 0	991	283	2023/12/12	2024/02/26	1 150 000
O	109 WALTER SISULU ROAD BLOEMFONTEIN EXT 55, 8686, 0	1106	311	2024/02/14	2024/07/03	1 550 000
P	30 ELLENBERGER STREET GOUSBLOMHOF, 24/1992, 4	93	305	2023/12/07	2024/03/04	550 000
Q	68B WALTER SISULU ROAD HIBISKUSHOF, 90/2000, 4	123	270	2023/04/12	2023/08/04	750 000
R	16 BELL STREET BLOEMFONTEIN EXT 55, 8633, 0	1289	264	2023/06/03	2023/07/31	2 500 000
S	111 WALTER SISULU ROAD BLOEMFONTEIN EXT 55, 8687, 0	1106	340	2024/02/15	2024/05/17	800 000
T	71 WALTER SISULU ROAD BLOEMFONTEIN EXT 55, 8789, 0	1142	354	2024/07/23	2024/10/28	1 600 000

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/m²	Extent (m²)
Highest priced property	2 968 000	2 936	1 011
Average price	1 429 150	1 471	972
Lowest priced property	550 000	5 914	93

BONDS AND OTHER DOCUMENTS

Document number	BFN X55,8667	Holder	-
Amount (R)	-		

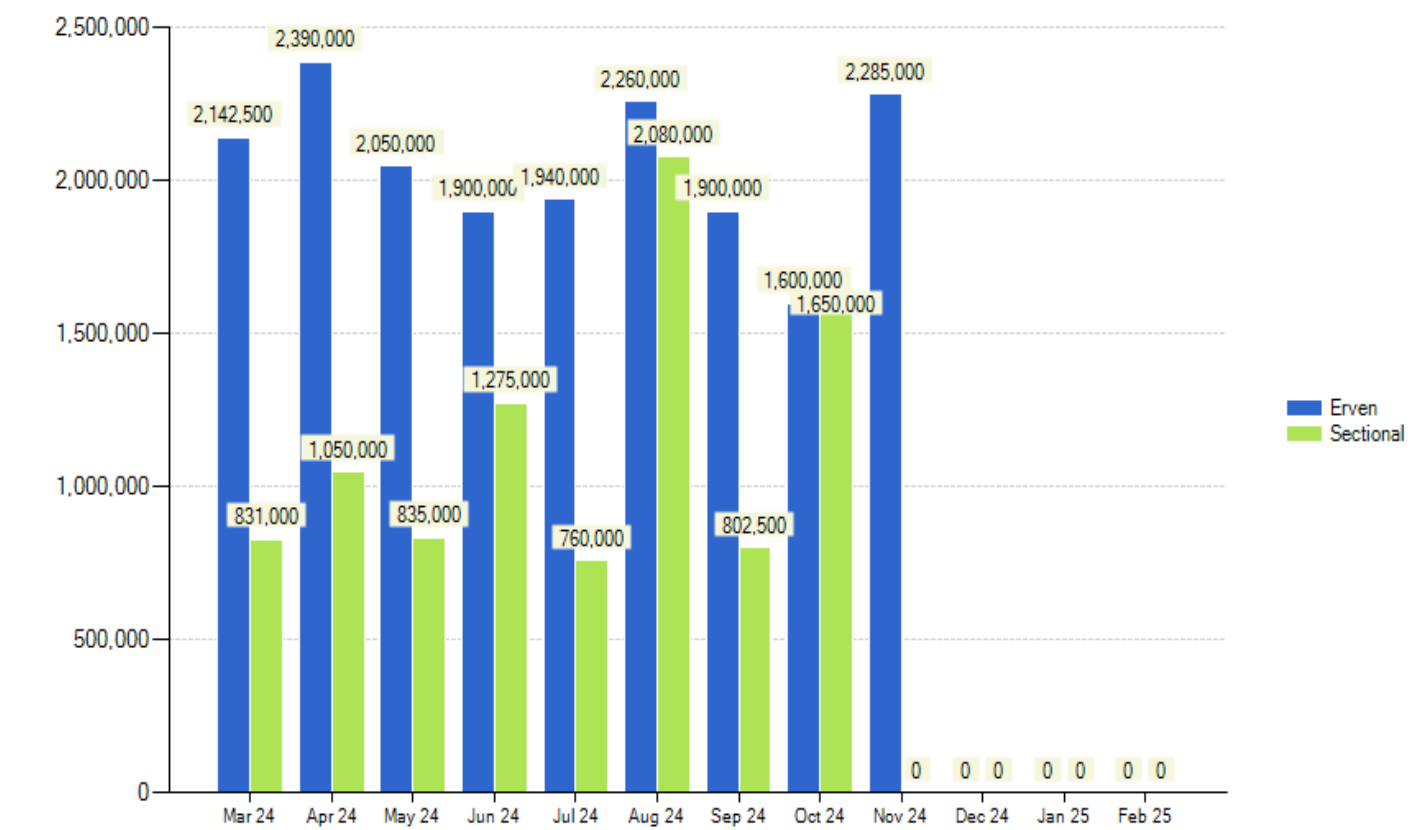
PROPERTY HISTORY

Document	Amount (R)	Holder
T732/2018	1 195 000	BERG HESTER PETRONELLA VAN DEN
B286/2018	1 195 000	FIRSTRAND BANK LTD
B5574/2005	990 000	-
T9355/2005	830 000	MERWE MARIA JOHANNA VAN DER
B1279/2005	100 000	FIRSTRAND BANK LTD
T9569/2004	340 000	ELS ERIKA
B4678/2004	260 000	-
B9423/2001	243 660	NEDCOR BANK LTD
T29170/2001	215 000	HEERDEN CHRISTIAAN RUDOLF VAN
T17142/1995	75 000	COETZEE MARIA CATHARINA
T17142/1995	75 000	COETZEE JACOBUS ALBERTUS
B13760/1995	153 000	EERSTE NASIONALE BANK
T4834/1973	-	TRANSNET LTD
B9606/1998	-	-
T4737/1995	75 000	COETZEE JACOBUS ALBERTUS

MONTHLY SUBURB TRENDS

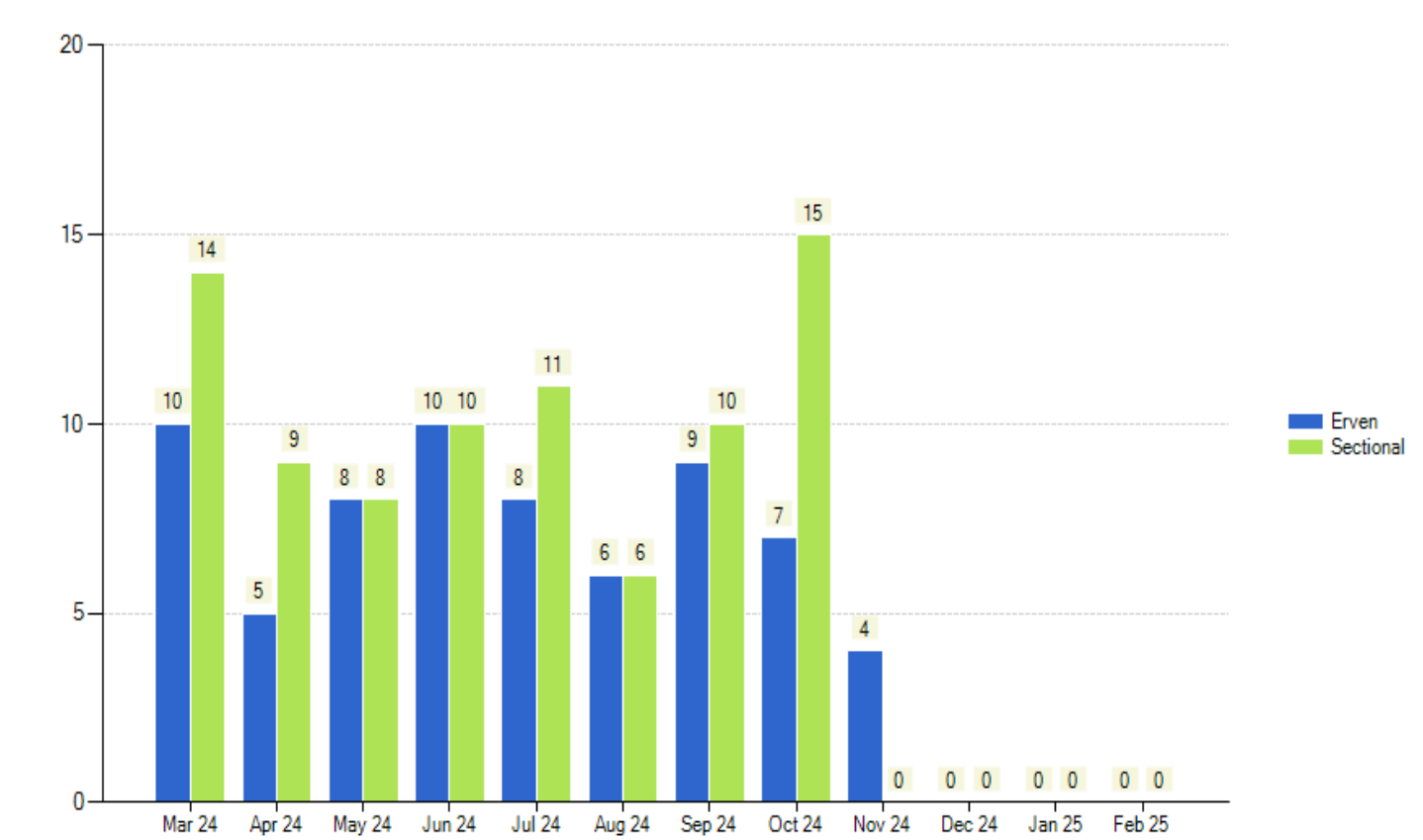
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Month	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
MAR '24	2 142 500	831 000	-	-
APR '24	2 390 000	1 050 000	-	-
MAY '24	2 050 000	835 000	-	-
JUN '24	1 900 000	1 275 000	-	-
JUL '24	1 940 000	760 000	-	-
AUG '24	2 260 000	2 080 000	-	-
SEP '24	1 900 000	802 500	-	-
OCT '24	1 600 000	1 650 000	-	-
NOV '24	2 285 000	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-
FEB '25	-	-	-	-

NUMBER OF SALES

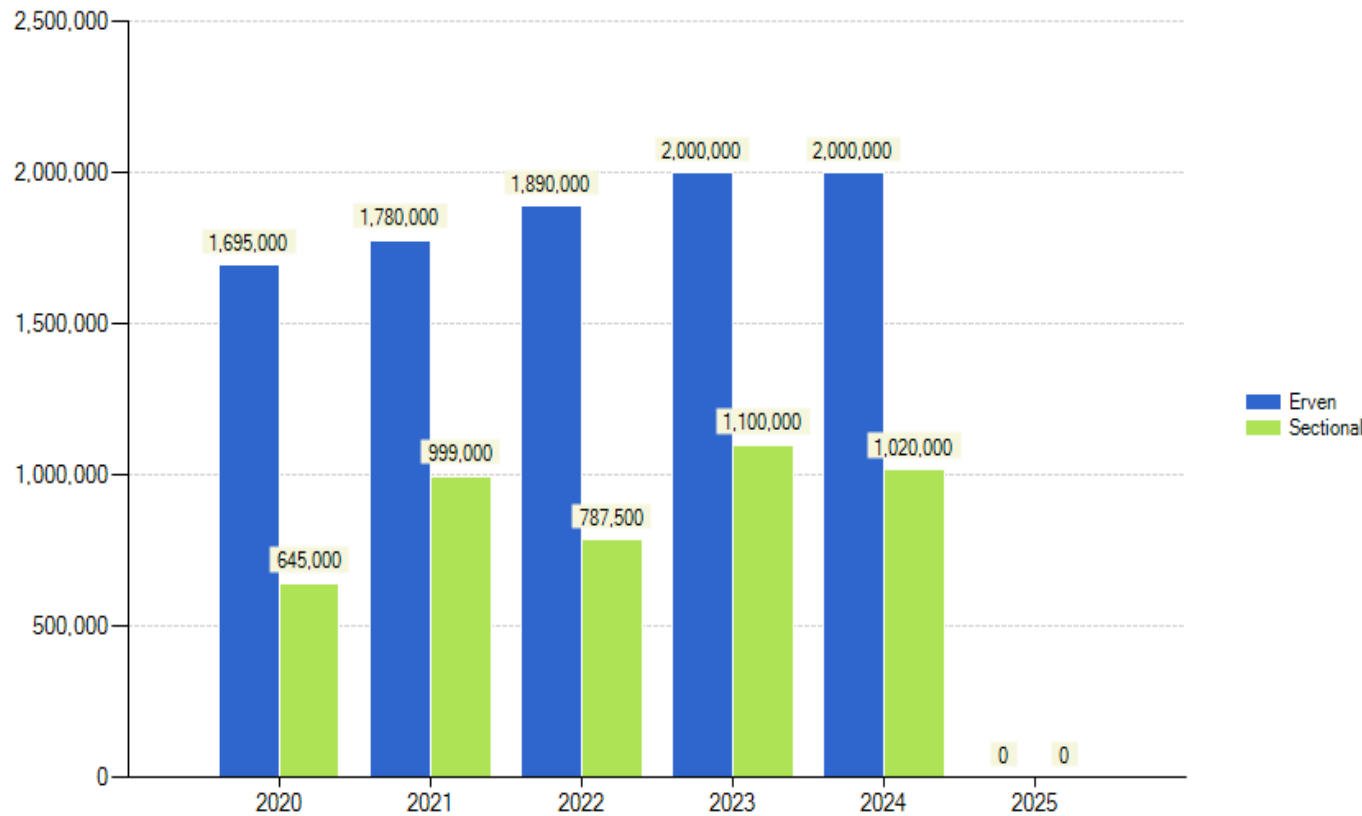


Month	Erven	Sectional	Farms	Agricultural Holdings
MAR '24	10	14	-	-
APR '24	5	9	-	-
MAY '24	8	8	-	-
JUN '24	10	10	-	-
JUL '24	8	11	-	-
AUG '24	6	6	-	-
SEP '24	9	10	-	-
OCT '24	7	15	-	-
NOV '24	4	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-
FEB '25	-	-	-	-

ANNUAL SUBURB TRENDS

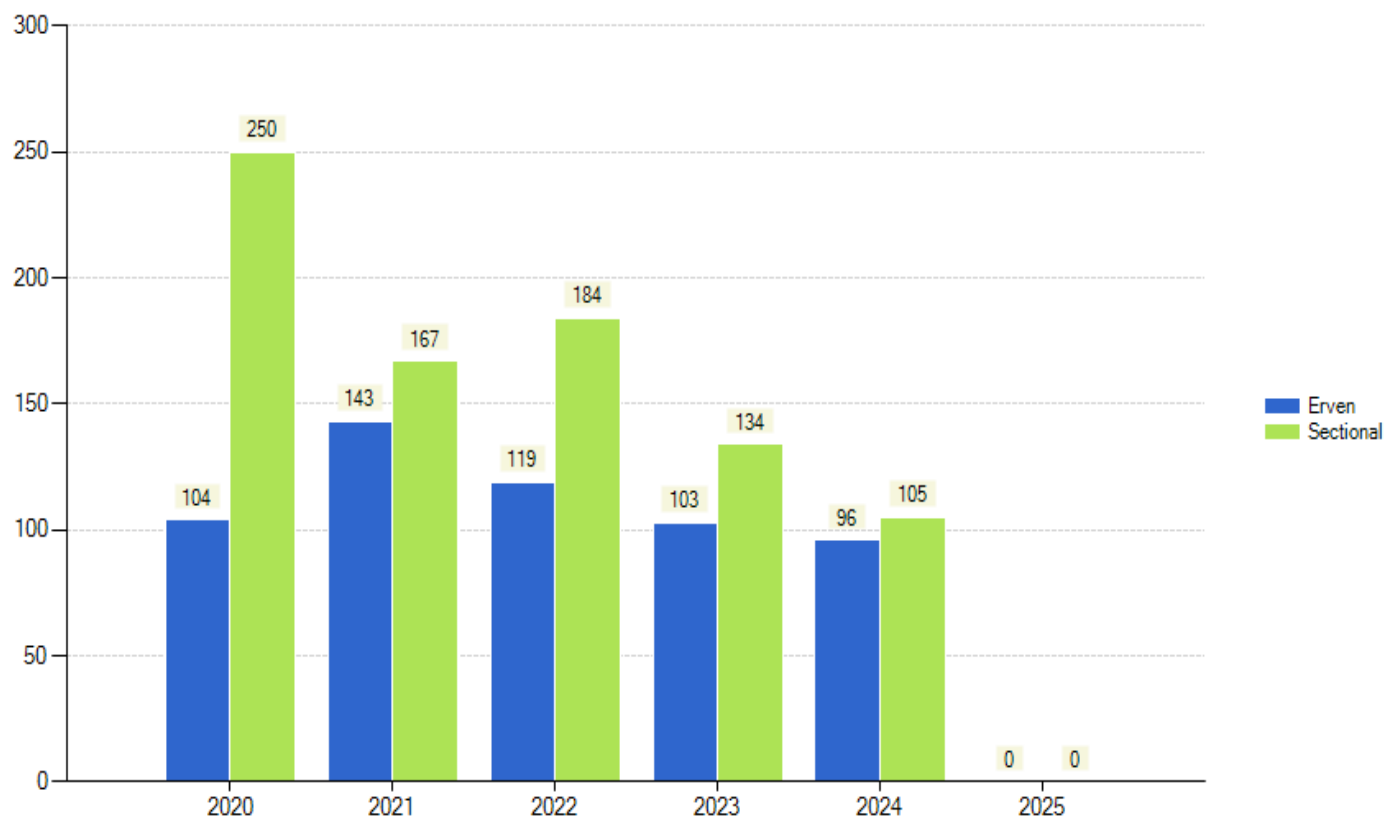
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Year	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2020	1 695 000	645 000	-	-
2021	1 780 000	999 000	-	-
2022	1 890 000	787 500	-	-
2023	2 000 000	1 100 000	-	-
2024	2 000 000	1 020 000	-	-
2025	-	-	-	-

NUMBER OF SALES



Year	Erven	Sectional	Farms	Agricultural Holdings
2020	104	250	-	-
2021	143	167	-	-
2022	119	184	-	-
2023	103	134	-	-
2024	96	105	-	-
2025	-	-	-	-

AMENITIES

Name	Type	Distance (m)
UNIVERSITAS PRIMARY SCHOOL	EDUCATION	606
JIM FOUCHÉ SECONDARY SCHOOL	EDUCATION	679
UNIVERSITAS HOSPITAL PRIMARY SCHOOL	EDUCATION	968
JIM FOUCHÉ PRIMARY SCHOOL	EDUCATION	969
WILGEHOF PRIMARY SCHOOL	EDUCATION	1,297
FICHARDTPARK PRIMARY SCHOOL	EDUCATION	1,534
SAND DU PLESSIS PRIMARY SCHOOL	EDUCATION	1,544
EUNICE PRIMARY SCHOOL	EDUCATION	1,676
EUNICE SECONDARY SCHOOL	EDUCATION	1,676
SLEEPDAM	TRANSPORT AND PUBLIC SERVICES	1,965

CASTLEBRIDGE CI/S	EDUCATION	2,012
SAND DU PLESSIS SECONDARY SCHOOL	EDUCATION	2,112
GREY-KOLLEGE SECONDARY SCHOOL	EDUCATION	2,173
GREY-KOLLEGE PRIMARY SCHOOL	EDUCATION	2,269
HTS LOUIS BOTHA	EDUCATION	2,545
FICHARDTPARK SECONDARY SCHOOL	EDUCATION	2,669
DR VILJOEN C/S	EDUCATION	2,726
ROSEVIEW PRIMARY SCHOOL	EDUCATION	2,729
PRESIDENT BRAND PRIMARY SCHOOL	EDUCATION	2,889
BLOEMFONTEIN SOUTH HIGH SECONDARY SCHOOL	EDUCATION	2,961
BRANDWAG PRIMARY SCHOOL	EDUCATION	2,989
KYRIOS IC/S	EDUCATION	2,989
OUR FATHER'S ACADEMY IC/S	EDUCATION	2,989

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