

Comparative Market Analysis for: 36 Willie Du Plessis Road



Jannie Fourie
Home Property Group SA
0824485615
jannie@homeprops.co.za



Property Details

Property Overview

- - - - 1050 (m² / ha)

Address

36 Willie Du Plessis Road
Fichardt Park 9301
Bloemfontein
Mangaung
Free State



Details

Property Description	ERF 18635 BLOEMFONTEIN EXT 124	Deeds Extent	1050 (m² / ha)
Property Type	Full Title	Surveyor General Extent	1043 (m² / ha)
Property Key	F00300030001863500000	Estimated Floor Size	361 m²
Erf Number	18635	Mapcode	B5X.JP
Unit Number	00000	Municipal Valuation	R 1,100,000
Portion Number	0	Valuation Date	2017-11-01
Lat/Long	-29.15576,26.18219		

Estimated Price Per m²

Calculated Property Estimate

Estimated Property Price Per m ²	R 3,739
Estimated Property Building Size (m ²)	361
Estimated Property Sale Price	R 1,350,000

Calculated Avg Area Estimate

Estimated Avg Area Price Per m ²	R 4,548
Estimated Avg Area Building Size (m ²)	429.35
Estimated Avg Area Sale Price	R 1,952,765



Ownership

Deeds Overview

Title Deed Number	T12887/2018	Transaction Amount	R 1,350,000
Capture Date	21 Aug 2018	Deeds Town	BLOEMFONTEIN EXT 124
Registration Date	21 Aug 2018	Deeds Office	BLOEMFONTEIN
Transaction Date	11 Jun 2018		

Current Owner

-%	FOU*****	600619*****	MARRIED IN
	-	-	
-%	FOU*****	621007*****	MARRIED IN
	-	-	

Bond Information

B4117/2018	ABSA HOME LOANS GUARANTEE CO RF	21 Aug 2018	R 750,000
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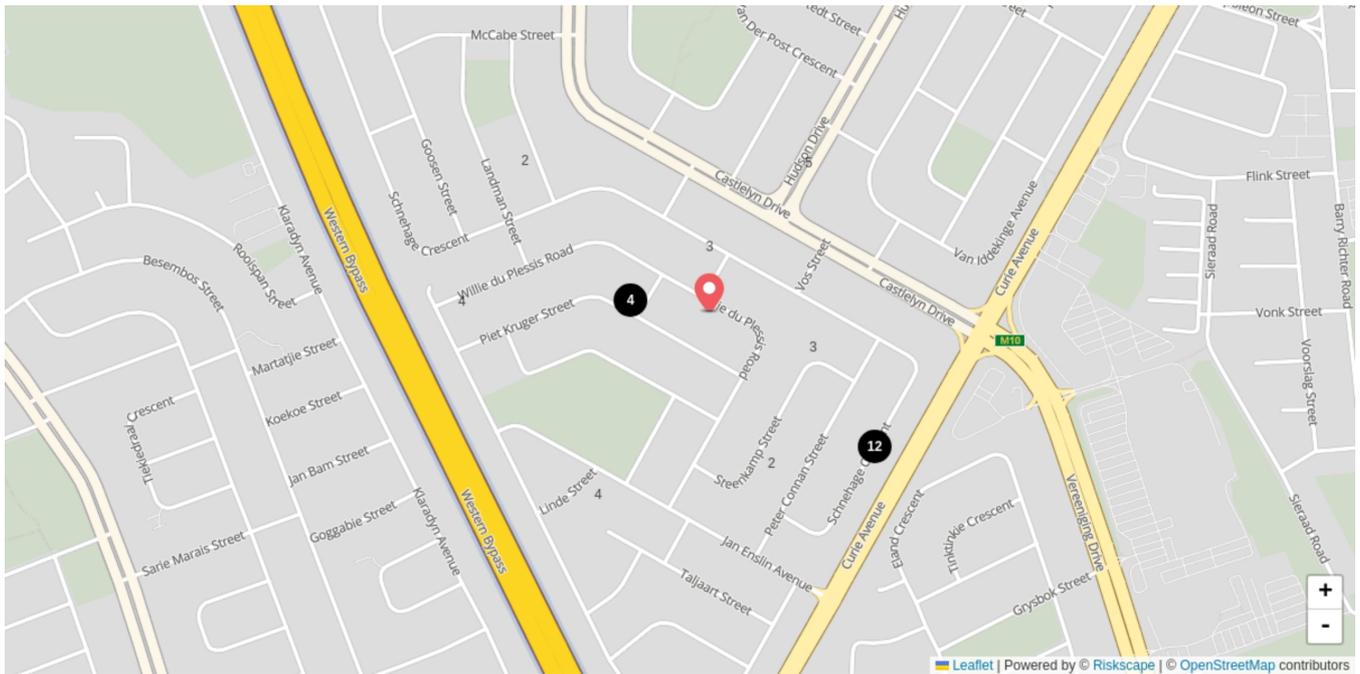
Transfer History

Registration Date	Transaction Date	Transaction Amount
21 Aug 2018	11 Jun 2018	R 1,350,000
19 Sep 1983	18 May 1983	-



Recent Sales and Registrations

Average Sale Price: R 2,001,480



Property Address									
Building Extent	Erf Extent	Unit Number	Erf Number	Transaction Date	Registration Date	Selling Price			
1 114 Schnehage Crescent									
-	1069 m ²	00000	18425	11 Oct 2023	29 Jan 2024	R 1,500,000	-	-	-
2 2 Turvey Street									
384 m ²	1173 m ²	00000	18421	04 Oct 2025	01 Dec 2025	R 2,200,000	-	-	-
3 95 Schnehage Crescent									
343 m ²	1114 m ²	00000	18337	18 Dec 2024	17 Mar 2025	R 2,060,000	-	-	-
4 25 Piet Kruger Street									
-	1050 m ²	00000	18620	23 Feb 2024	16 May 2024	R 1,740,000	-	-	-
5 12 Steenkamp Street									
-	1065 m ²	00000	18439	19 Jul 2024	24 Oct 2024	R 2,200,000	-	-	-
6 4 Peter Connan Street									
534 m ²	1508 m ²	00000	18434	25 Aug 2025	29 Oct 2025	R 2,500,000	-	-	-
7 130 Schnehage Crescent									
472 m ²	1508 m ²	00000	18433	26 Oct 2023	13 Feb 2024	R 2,000,000	-	-	-
8 42 Hudson Drive									
513 m ²	1630 m ²	00000	15383	25 Nov 2024	15 Apr 2025	R 1,600,000	-	-	-
9 15 Mc Farlane Street									
685 m ²	1438 m ²	00000	15385	19 Jan 2024	19 Mar 2024	R 3,300,000	-	-	-
10 19 Steenkamp Street									
411 m ²	1065 m ²	00000	18508	27 Feb 2025	02 May 2025	R 1,550,000	-	-	-
11 76 Van Iddekinge Avenue									
513 m ²	1828 m ²	00000	14897	17 May 2024	19 Jul 2024	R 2,298,000	-	-	-
12 144 Schnehage Crescent									
365 m ²	1065 m ²	00000	18468	29 Nov 2024	14 Apr 2025	R 1,770,000	-	-	-
13 21 Peter Connan Street									
411 m ²	1065 m ²	00000	18477	25 Jan 2024	28 Mar 2024	R 1,490,000	-	-	-
14 22 Jan Enslin Avenue									
341 m ²	1050 m ²	00000	18567	06 Mar 2025	16 May 2025	R 1,699,000	-	-	-

15	26 Jan Enslin Avenue								
	405 m ²	1446 m ²	00000	18565	28 Oct 2025	15 Jan 2026	R 1,790,000	-	-
16	19 Morken Street								
	408 m ²	1435 m ²	00000	20027	16 Sep 2024	22 Nov 2024	R 2,150,000	-	-
17	16 Jan Enslin Avenue								
	439 m ²	1321 m ²	00000	18570	23 Jan 2024	23 Sep 2024	R 2,000,000	-	-
18	67 Van Iddekinge Avenue								
	-	1468 m ²	00000	14874	09 Aug 2024	18 Feb 2025	R 3,500,000	-	-
19	7 Willie Du Plessis Road								
	-	1125 m ²	00000	18406	10 Jul 2024	01 Oct 2024	R 2,500,000	-	-
20	2 Steyl Street								
	384 m ²	1112 m ²	00000	14895	10 Apr 2025	27 Aug 2025	R 1,700,000	-	-
21	18 Morken Street								
	-	1046 m ²	00000	15623	04 Oct 2024	19 Nov 2024	R 2,400,000	-	-
22	3 Piet Kruger Street								
	390 m ²	1050 m ²	00000	18630	04 Jul 2025	30 Sep 2025	R 1,890,000	-	-
23	2 Piet Kruger Street								
	-	1285 m ²	00000	18597	19 Mar 2025	09 May 2025	R 1,150,000	-	-
24	4 Willie Du Plessis Road								
	-	1050 m ²	00000	18606	07 Aug 2025	29 Oct 2025	R 1,850,000	-	-
25	5 Linde Street								
	301 m ²	1244 m ²	00000	18587	18 Jan 2024	26 Apr 2024	R 1,200,000	-	-



Sales History in Area

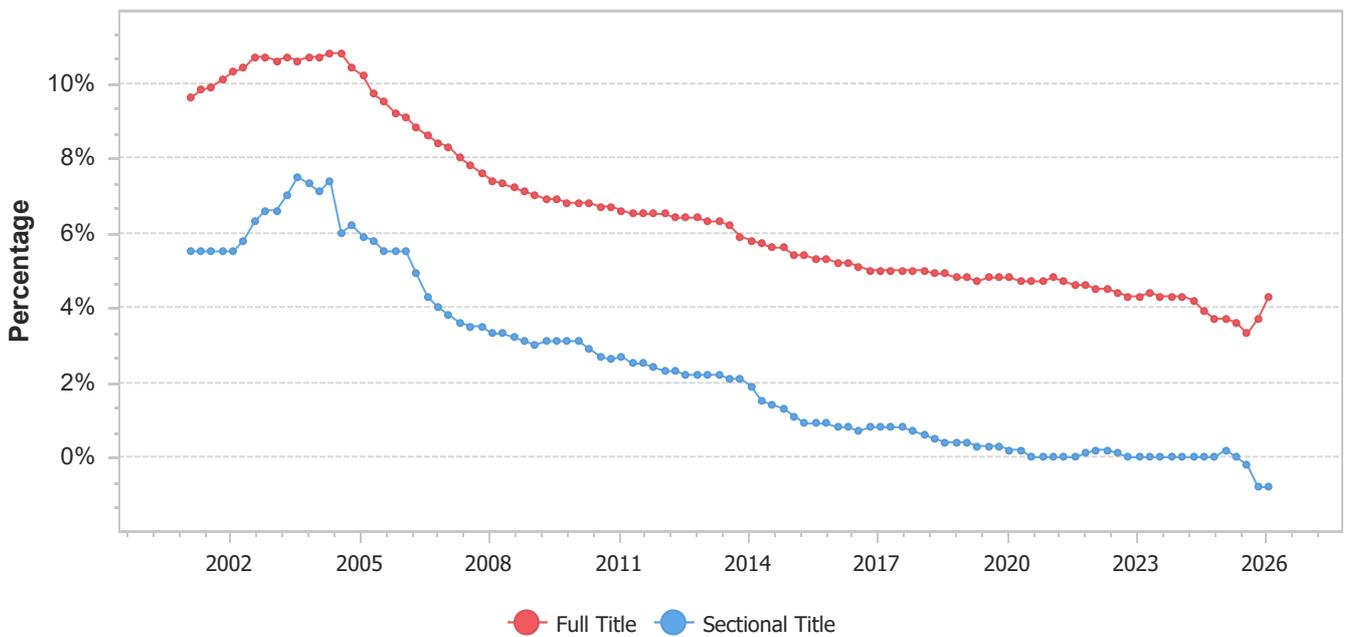
Full Title



Sectional Title



Average Quarterly Growth Rates



Full Title

Year	Q1	Q2	Q3	Q4	Total
2001-2005	10.28 %	10.28 %	10.3 %	10.22 %	10.27 %
2006-2010	7.72 %	7.56 %	7.44 %	7.32 %	7.51 %
2011-2015	6.12 %	6.06 %	6 %	5.94 %	6.03 %
2016-2020	4.96 %	4.9 %	4.9 %	4.86 %	4.91 %
2021-2025	4.32 %	4.28 %	4.1 %	4.12 %	4.21 %
2026	4.3 %	-	-	-	4.3 %

Sectional Title

Year	Q1	Q2	Q3	Q4	Total
2001-2005	6.12 %	6.3 %	6.16 %	6.22 %	6.2 %
2006-2010	3.74 %	3.56 %	3.36 %	3.26 %	3.48 %
2011-2015	2.04 %	1.88 %	1.82 %	1.78 %	1.88 %
2016-2020	0.56 %	0.52 %	0.44 %	0.44 %	0.49 %
2021-2025	0.08 %	0.04 %	-0.02 %	-0.14 %	-0.01 %
2026	-0.8 %	-	-	-	-0.8 %



LOOM Estimation

Lower Boundary

LOOM Estimation

Upper Boundary

R 1,540,000

R 1,810,000

R 1,980,000



LOOM Estimate Confidence: **High**

LOOM Estimate Date: -

Full Title



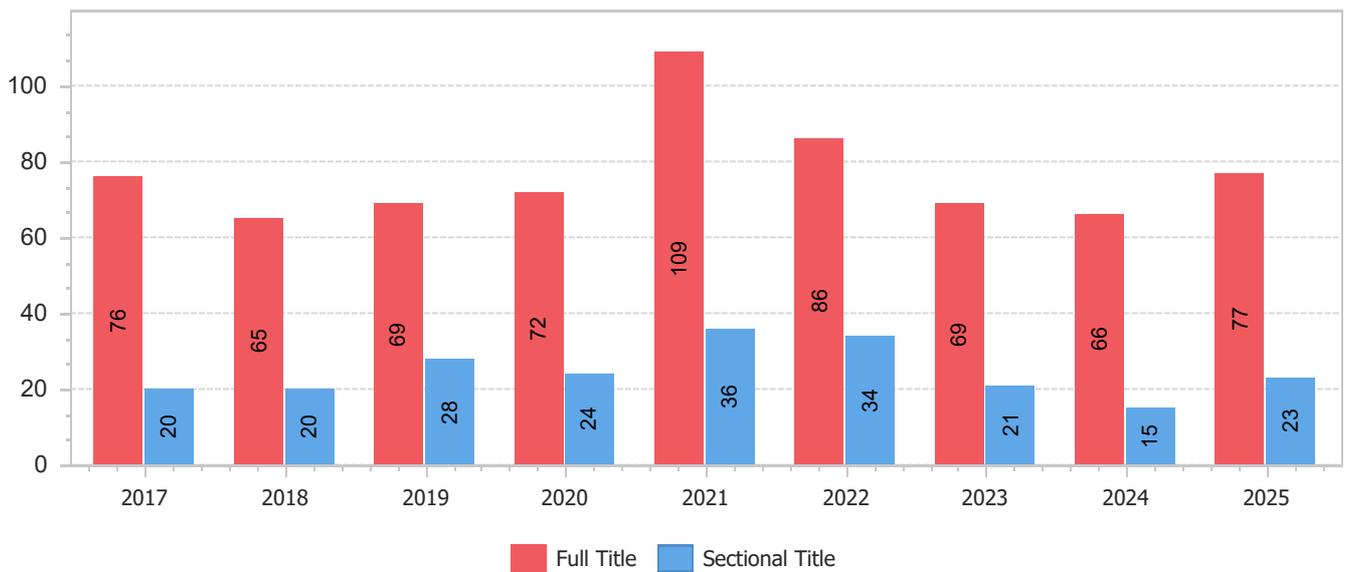


Suburb Trends

Median Price



Number of Transfers



Area Details

Nearby Services



Police Station

BATHO

6.80 km



Fire Brigade

Fire Station - Ehrlichpark

4.86 km



Public Hospital

Potchefstroom Hospital

400.87 km



Private Hospital

Life Rosepark Hospital

1.32 km

Closest Education

Hoërskool Fichardtpark Public - Secondary	0.71 km
Bloemfontein South High School Public - Secondary	1.64 km
President Brand Primêre Skool Public - Primary	1.66 km
Onze Rust Primary School Public - Primary	1.70 km
Fauna Primary School Public - Primary	1.72 km
Fichardtpark Primêre Skool Public - Primary	1.85 km
Junior Vista Academy Private - Primary	2.47 km
San du Plessis Primêre Skool Public - Primary	2.48 km
Hoërskool Sand du Plessis Public - Secondary	2.90 km
Hoërskool Jim Fouché Public - Secondary	3.07 km
Wilgehof Primêre Skool Public - Primary	3.12 km
Jim Fouché Primêre Skool Public - Primary	3.20 km
Aurum Seventh-Day Adventist Academy Private - Combined	3.47 km
Our Father's Academy Private - Combined	3.53 km
Castle Bridge School Private - Combined	3.62 km
Headstart Combined School Private - Combined	3.94 km
Universitas Primêre Skool Public - Primary	4.03 km
Batho Primary School Public - Primary	4.14 km
Dr. Viljoen Combined School Public - Combined	4.27 km
Roseview Primary School Public - Primary	4.30 km

Closest Shopping

Engen One Plus	0.58 km
Bloemfontein Value Mart	0.64 km
Joys Centre	0.65 km
Engen Shop	0.96 km
Fleurdal	0.97 km
Kays Centre	1.26 km
Fauna Shopping Centre	1.26 km
Shell Select	1.29 km
Southern Centre	1.31 km
Engen Shop	1.37 km
Engen Shop	1.54 km
Total Bonjour	1.59 km
Pellissier Centre	1.79 km
Fichardtpark Sentrum	2.18 km
Shell Select	2.45 km
Gardenia Square	2.76 km
Total Bonjour	2.88 km
Vista Park	3 km
Showgate Centre	3.06 km
Mega Park	3.11 km
OK Express	3.21 km
DIY Square	3.87 km
Total Bonjour	3.95 km
Universitas Centre	3.98 km
Mudd Square	4.03 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	6419	913	High
Night	6404	911	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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Low: 4.27 crimes per 1000 households (3.21 complexes, 3.21 estates)

Weather

Temperature -0.24 °C Min Avg 17.87 °C Annual Average 32.28 °C Max Avg	Climate 7.86 mm Min Avg 510.57 mm Average Yearly Rainfall 93.57 mm Max Avg
Comfortability Index 26.05 % Day Avg 51.61 % Annual Average 77.17 % Night Avg	 7.63 Annual Lightning Days Density Per km²  2 Annual Hail Days

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