

# Property Report



**25 VAN KAMP STREET, CAMPS BAY**  
 ERF: Township CAMPS BAY, Erf 12345/0

## Property Information

This section contains important registered information.

<b>Property Type</b>	ERF	<b>Registered Size</b>	1 248sqm
<b>Erf Number</b>	12345	<b>Municipality</b>	WESTERN CAPE
<b>Portion Number</b>	0	<b>Province</b>	WESTERN CAPE
<b>Township</b>	CAMPS BAY	<b>Coordinates (Lat/Long)</b>	6.378768/-33.950587
<b>Registration Division</b>	NOT AVAILABLE		
<b>Deeds Office</b>	CAPE TOWN		

**Address** 25 VAN KAMP STREET, CAMPS BAY

## Maps



## Property Valuation

The **Estimated Value** comes from a sophisticated statistical calculation of values from various sources including the Surveyor General Office, Deeds Office (recent sales in the area), banks and estate agents. It is a GUIDE and should be used with other available information – such as known improvement or deterioration of the property/dwelling since the last date of sale.

The **Safety Score** is the percentage of probability that the Estimated Value is reasonable and not over-inflated. This is especially useful to a lender (i.e. bank) to make sure the amount of the bond is reasonable for the property. A score over 70% is considered “High”.

The **Accuracy Score** is another statistical figure that determines the probability that the Estimated Value will be within 20% of the selling price. This is especially useful for buyers and sellers of a property. A score over 60% is considered “High”.

<b>Expected High</b>	R 2 100 000	<b>Confidence Level</b>	MEDIUM
<b>Estimated Value</b>	R 1 995 990	<b>Accuracy Score</b>	65%
<b>Expected Low</b>	R 1 400 000	<b>Safety Score</b>	90%
<b>Purchase Price</b>	R 800 000	<b>Purchase Date</b>	1993/12/20

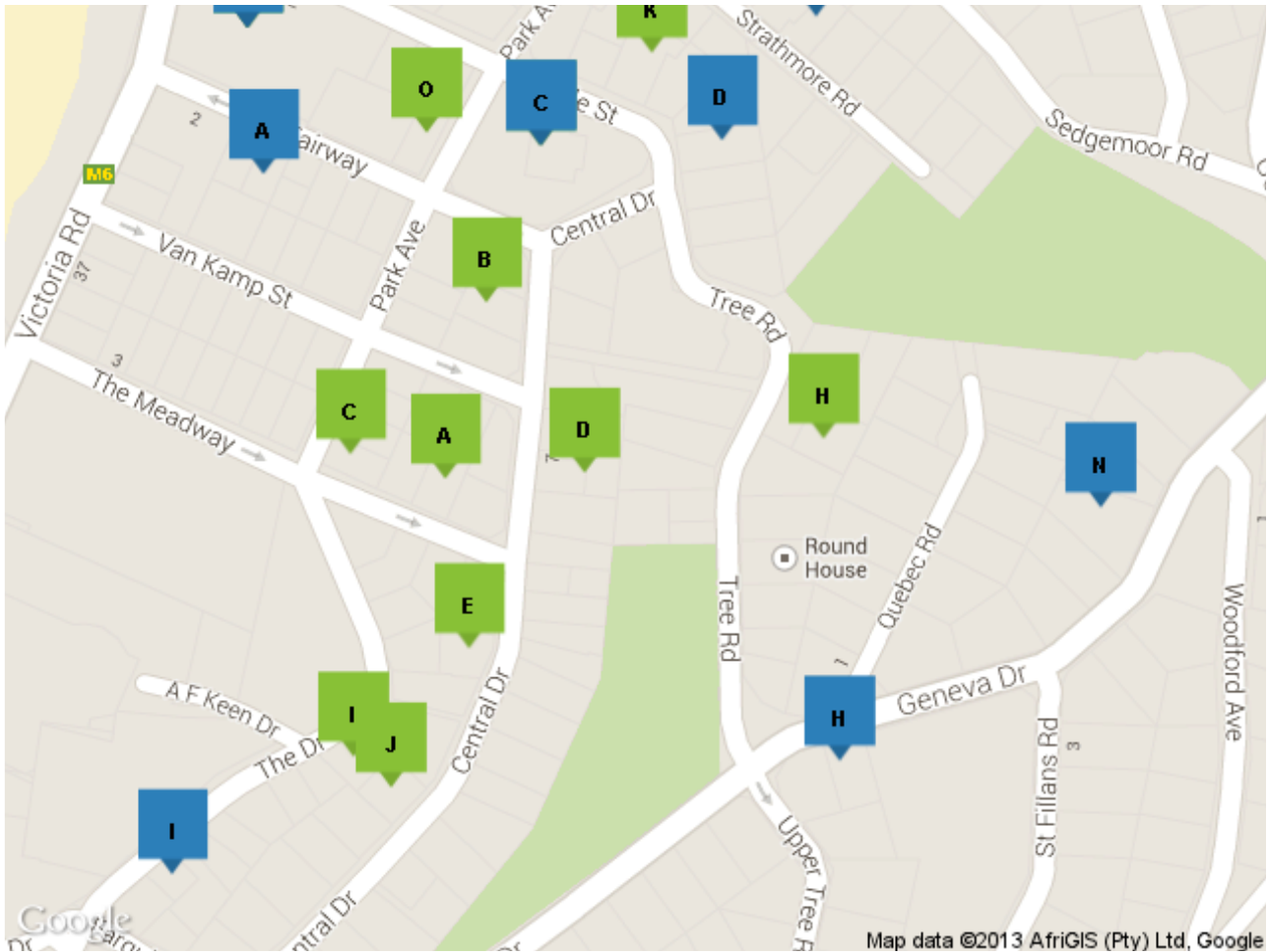
## Municipal Valuation

This section contains valuation details provided by the relevant municipality and represents the market value assessed for rates purposes as at the date of valuation.

<b>Municipal valuation</b>	R 1 350 000	<b>Zoning</b>	1 DWELLING RES
<b>Valuation year</b>	2009		

## Sales

Sales show the details of the most recent transfer and sales pending registration in close proximity to the specified property.



### RECENTLY REGISTERED TRANSFERS

Address/Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Sold	Transferred	Distance (m)
A 20 THE MEAD WAY, CAMPS BAY	447	40 000 000	2013/03/06	2013/06/04	28
B 10 CENTRAL DRIVE, CAMPS BAY / BAKOVEN	497	3 500 000	2013/06/17	2013/12/12	70
C 18THE MEAD WAY, CAMPS BAY	498	6 228 000	2013/06/17	2013/08/01	109
D 9 CENTRAL DRIVE, CAMPS BAY	302	4 200 000	2013/04/04	2013/07/31	230
E 15 CENTRAL DRIVE, CAMPS BAY / BAKOVEN	316	6 500 000	2013/03/07	2013/06/05	248
F 10 PARK AVENUE, CAMPS BAY / BAKOVEN	395	3 600 000	2013/02/26	2013/05/20	272
G 10 PARK AVENUE, CAMPS BAY / BAKOVEN	359	5 000 000	2013/09/06	2013/11/19	274
H 16 TREE ROAD, CAMPS BAY	360	3 000 000	2013/11/11	2013/09/07	284
I 9 THE DRIVE DRIVE, CAMPS BAY	495	3 000 000	2013/01/16	2008/11/27	284
J 16 CENTRAL DRIVE, CAMPS BAY	499	4 500 000	2012/07/04	2012/11/27	321

K	20 ARGYLE STREET, CAMPS BAY / BAKOVEN	697	5 150 000	2013/03/06	2007/06/24	325
M	8 ARGYLE STREET, CAMPS BAY	150	5 000 000	2013/05/03	2013/08/24	330
N	8 ARGYLE STREET, CAMPS BAY	241	5 000 000	2013/03/20	2013/06/02	346
O	19 THE FAIR WAY, CAMPS BAY	405	7 250 000	2013/06/01	2013/08/30	355

### SALES PENDING REGISTRATION

	Address/Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)
A	4 THE FAIRWAY STREET, CAMPS BAY	1082	6 300 000	126
B	11 PARK AVENUE, CAMPS BAY / BAKOVEN	555	3 255 000	161
C	18 PARK AVENUE, CAMPS BAY / BAKOVEN	86	2 850 000	152
D	4 ARGYLE STREET, CAMPS BAY	156	3 650 550	153
E	4 ARGYLE STREET, CAMPS BAY	240	6 000 000	250
F	4 ARGYLE STREET, CAMPS BAY	240	6 000 000	250
G	4 ARGYLE STREET, CAMPS BAY	240	6 000 000	250
H	43 GENEVA DRIVE, CAMPS BAY	420	7 000 000	402
I	22 THE DRIVE DRIVE, CAMPS BAY	152	4 600 000	352
J	17 RONALD STREET, CAMPS BAY	95	3 250 000	168
K	13 THE CHEVIOTS STREET, CAMPS BAY	425	8 000 000	212
L	28 UPPER TREE ROAD, CAMPS BAY	263	6 800 000	245
M	23 SEDGEMOOR ROAD, CAMPS BAY / BAKOVEN	1252	9 500 000	352
O	43 STRATHMORE ROAD, CAMPS BAY	854	7 500 000	369

### Owner Information

This section contains information about the registered owner.

#### DOE JANE

Owner Type	PRIVATE PERSON	Title Deed	T123456/1993
ID Number	531231***	Purchase Date	1993/12/20
Share	100%	Purchase Price	R 800 000
		Registration Date	1994/05/22

### Bonds and other Endorsements

This section displays bonds and other endorsements registered against the property.

#### DOCUMENT B123456/1993

Bond Holder	ABSA	Amount	R 810 000
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### Transfer History

This section displays details of the most recent transfers that took place.

#### DOCUMENT T123456/1993

Buyer	DOE JANE	Title deed	T123456/1993
Seller	ODENDAAL CASPER	Bond number	-
Registration date	1994/05/22	Bond amount	R 600 000
Purchase date	1993/01/20	Bond holder	INSTITUTION 1
Purchase price	R 800 000		

#### DOCUMENT T123456/1991

Buyer	ODENDAAL CASPER	Title deed	T123456/1991
Seller	-	Bond number	-
Registration date	1991/10/30	Bond amount	R 200 000

**Purchase date** 1991/01/15  
**Purchase price** R 750 000

**Bond holder** INSTITUTION 2

### Property History

Historic transactions relating to the property (e.g. bonds, transfers and other endorsements).

#### DOCUMENT T123456/1991

Owner	Amount
ODENDAAL CASPER	R 750 000

### Amenities

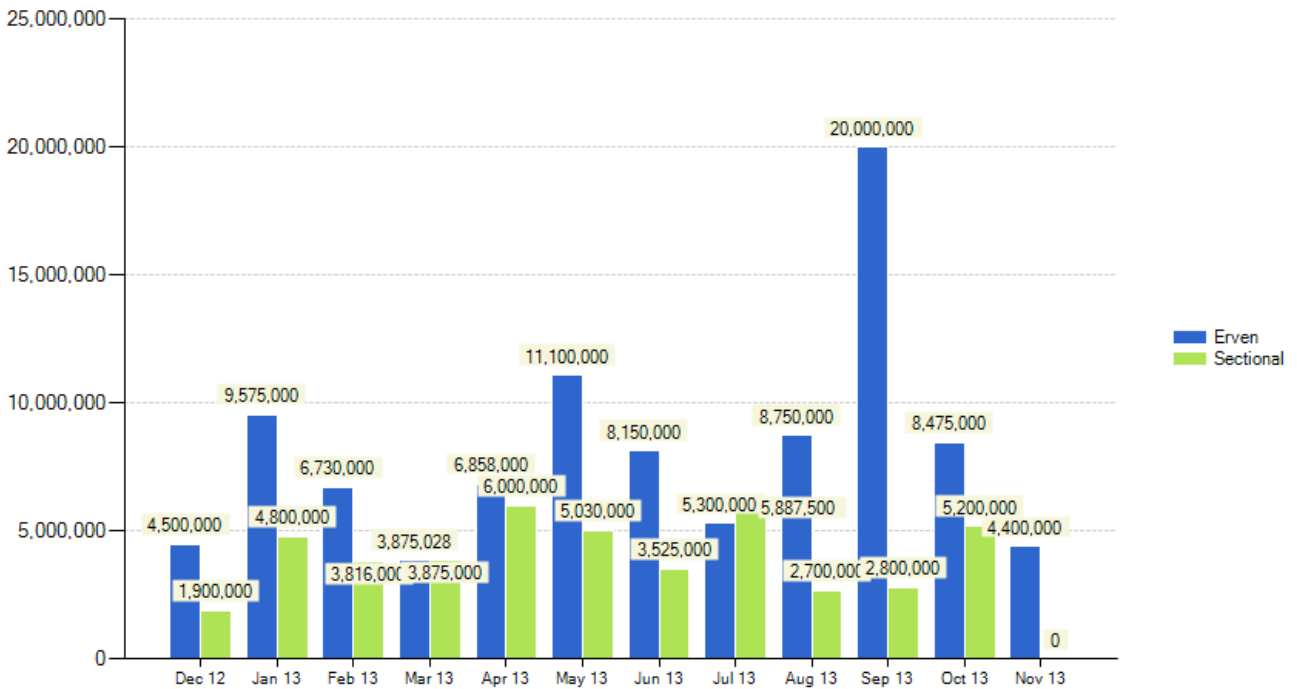
A list of some of the places of interest and convenience closest to the property.

Name	Distance (km)
PROMENADE SHOPPING MALL	0.26
CAMPS BAY PREP SCHOOL	0.36
POLICE SAPS - CAMPS BAY	0.64
BOOTH MEMORIAL HOSPITAL	1.21
GALLERIA SHOPPING CENTRE	3.88

### Monthly Suburb Trends

The Suburb Trends graphs show the average price and total volume of sales in the suburb.

#### AVERAGE PRICE

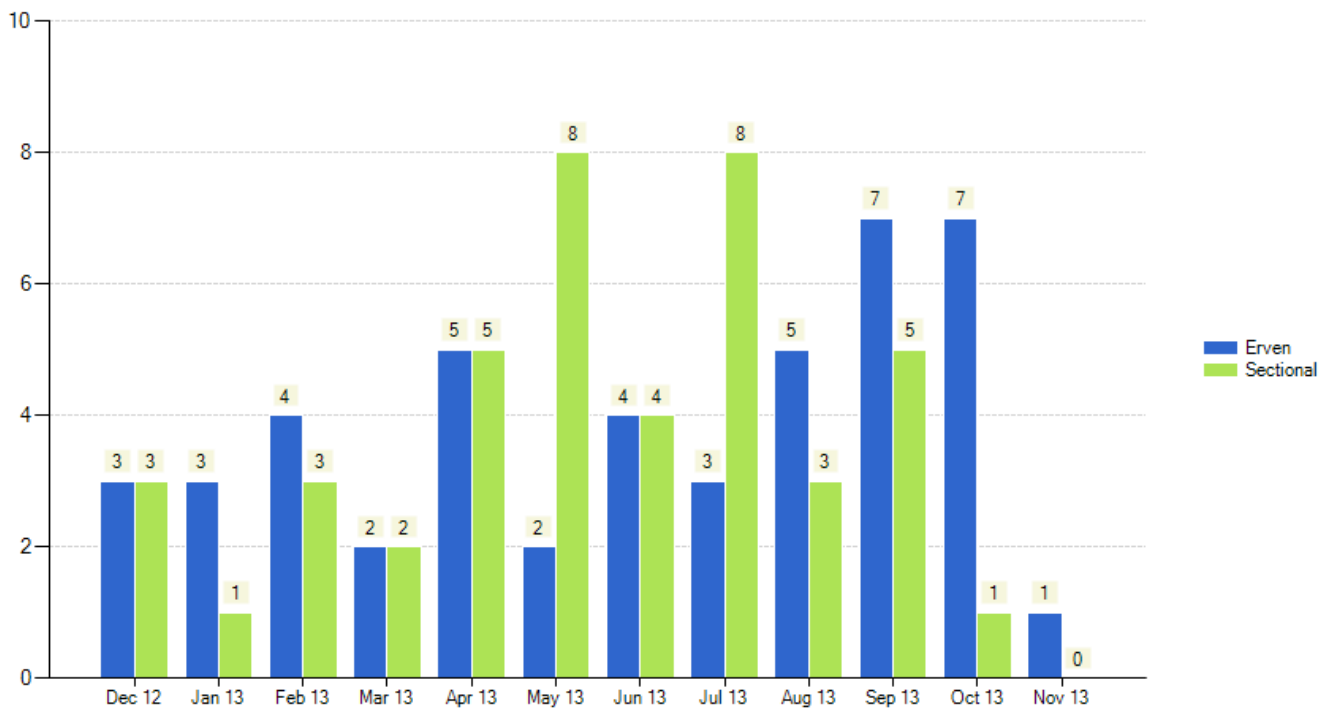


Monthly Price Graph

	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
DEC 12	4,500,000	1,900,000	-	-

JAN 13	9,575,000	4,800,000	-	-
FEB 13	6,730,000	3,816,000	-	-
MAR 13	6,730,000	3,875,000	-	-
APR 13	6,858,028	6,000,000	-	-
MAY 13	11,100,00	5,030,000	-	-
JUN 13	8,150,000	3,525,000	-	-
JUL 13	5,300,000	5,887,500	-	-
AUG 13	8,750,000	2,700,000	-	-
SEP 13	20,000,000	2,800,000	-	-
OCT 13	8,475,000	5,200,000	-	-
NOV 13	4,000,000	-	-	-

**NUMBER OF SALES**



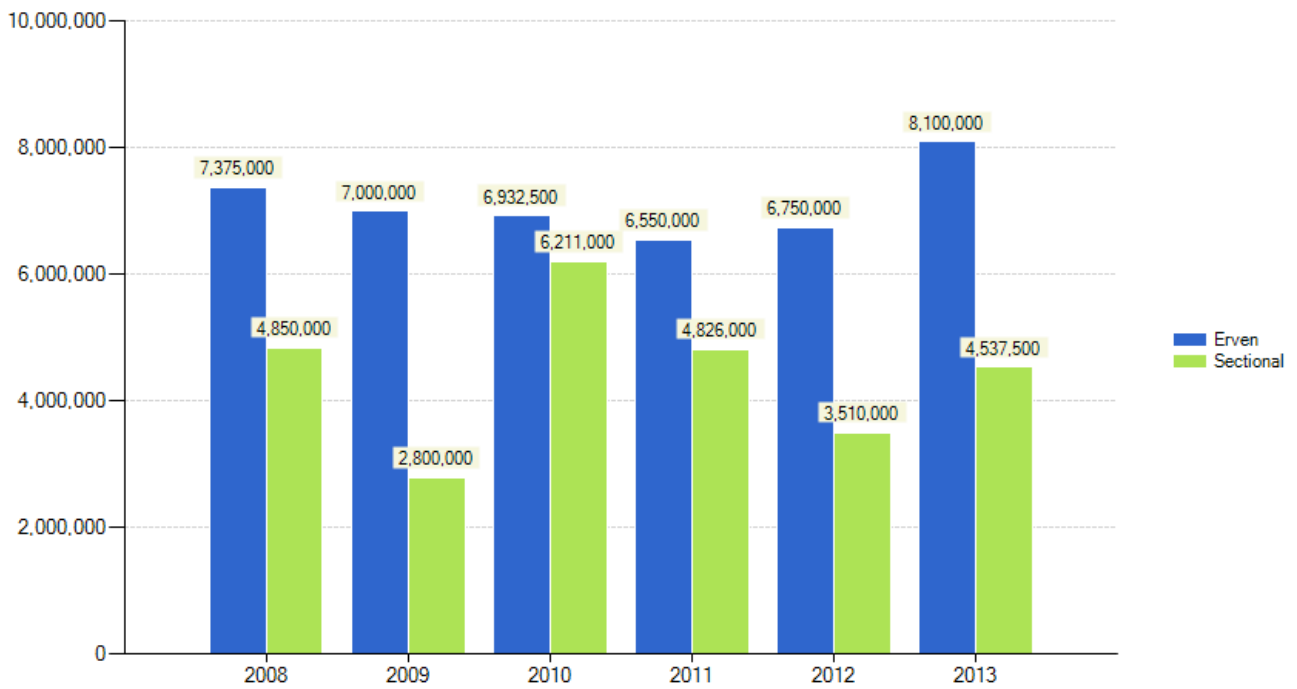
	Erven	Sectional	Farms	Agricultural Holdings
DEC 12	3	3	-	-
JAN 13	3	1	-	-
FEB 13	4	3	-	-
MAR 13	2	2	-	-
APR 13	5	5	-	-
MAY 13	2	8	-	-
JUN 13	4	4	-	-
JUL 13	3	8	-	-

AUG 13	5	3	-	-
SEP 13	7	5	-	-
OCT 13	7	1	-	-
NOV 13	1	-	-	-

## Annual Suburb Trends

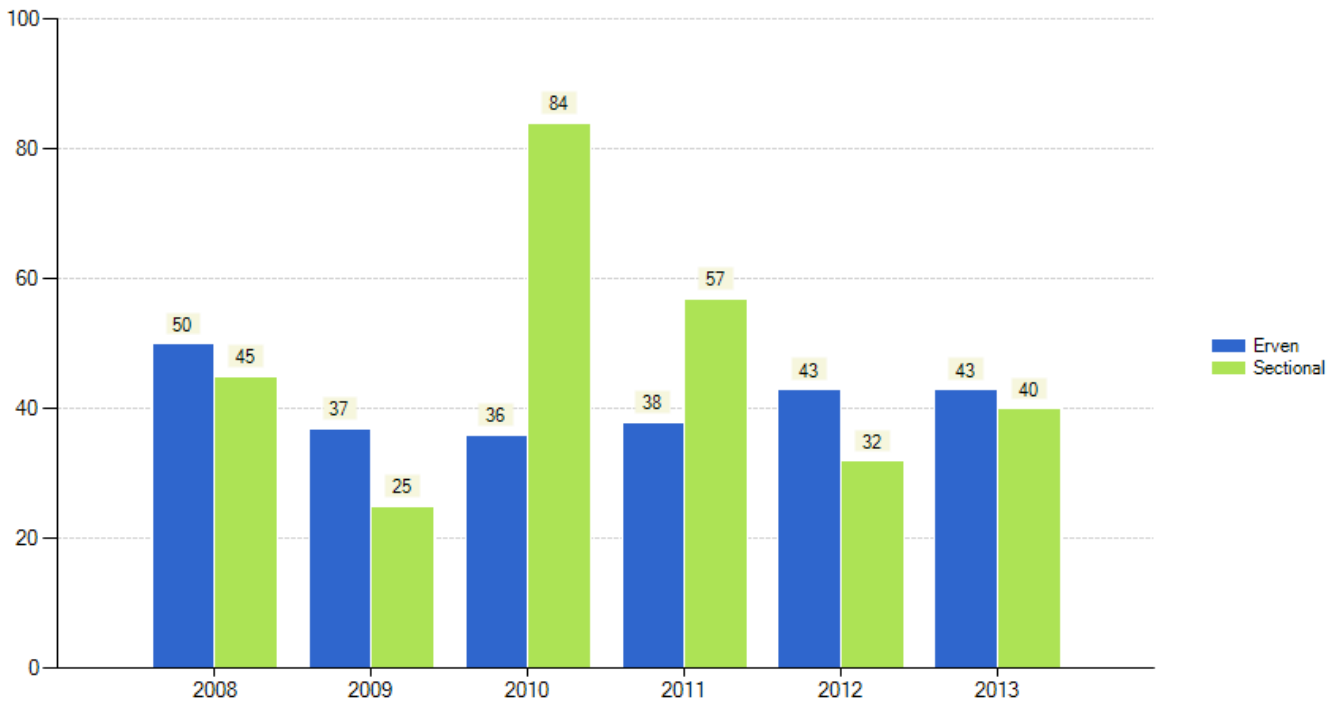
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

### AVERAGE PRICE



	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2008	7,375,000	4,850,000	-	-
2009	7,000,000	2,800,000	-	-
2010	6,932,500	6,211,000	-	-
2011	6,550,000	4,826,000	-	-
2012	6,750,000	3,510,000	-	-
2013	8,100,000	4,537,500	-	-

## NUMBER OF SALES



	Erven	Sectional	Farms	Agricultural Holdings
2008	50	45	-	-
2009	37	25	-	-
2010	36	84	-	-
2011	38	57	-	-
2012	43	32	-	-
2013	43	40	-	-

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