

Property Report



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

Property Information

This section contains important registered information.

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

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

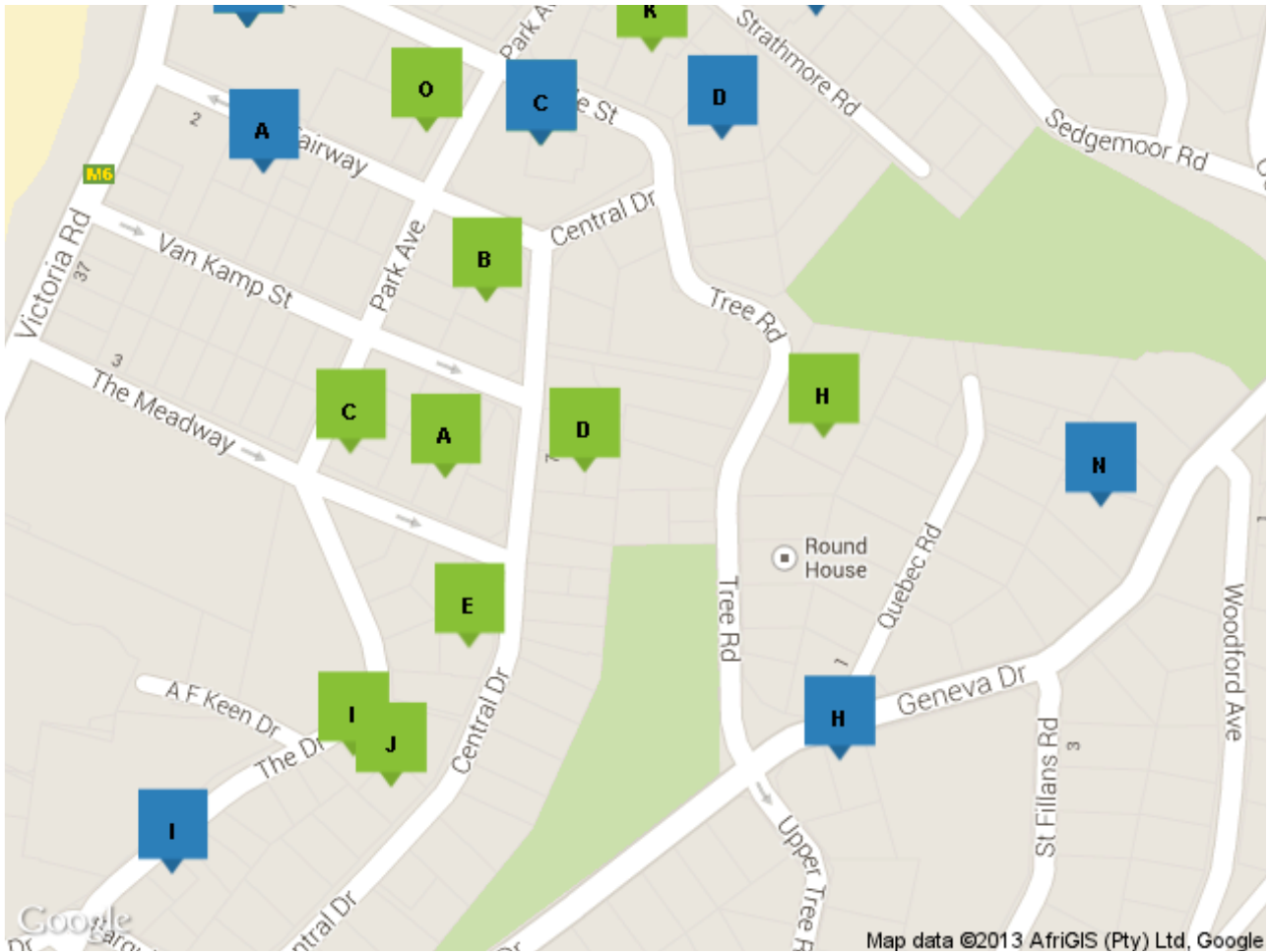
Municipal Valuation

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.

Municipal valuation	R 1 350 000	Zoning	1 DWELLING RES
Valuation year	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 ²)	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 ²)	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

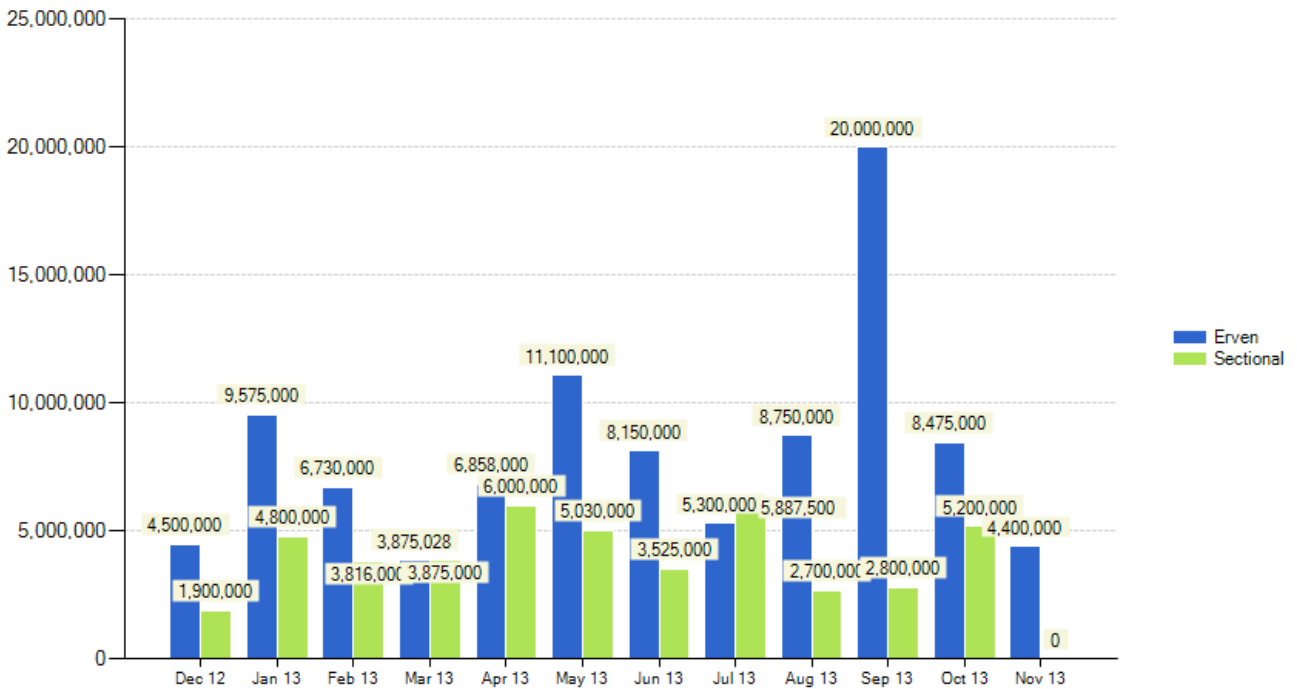
A list of some of the places of interest and convenience closest to the property.

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

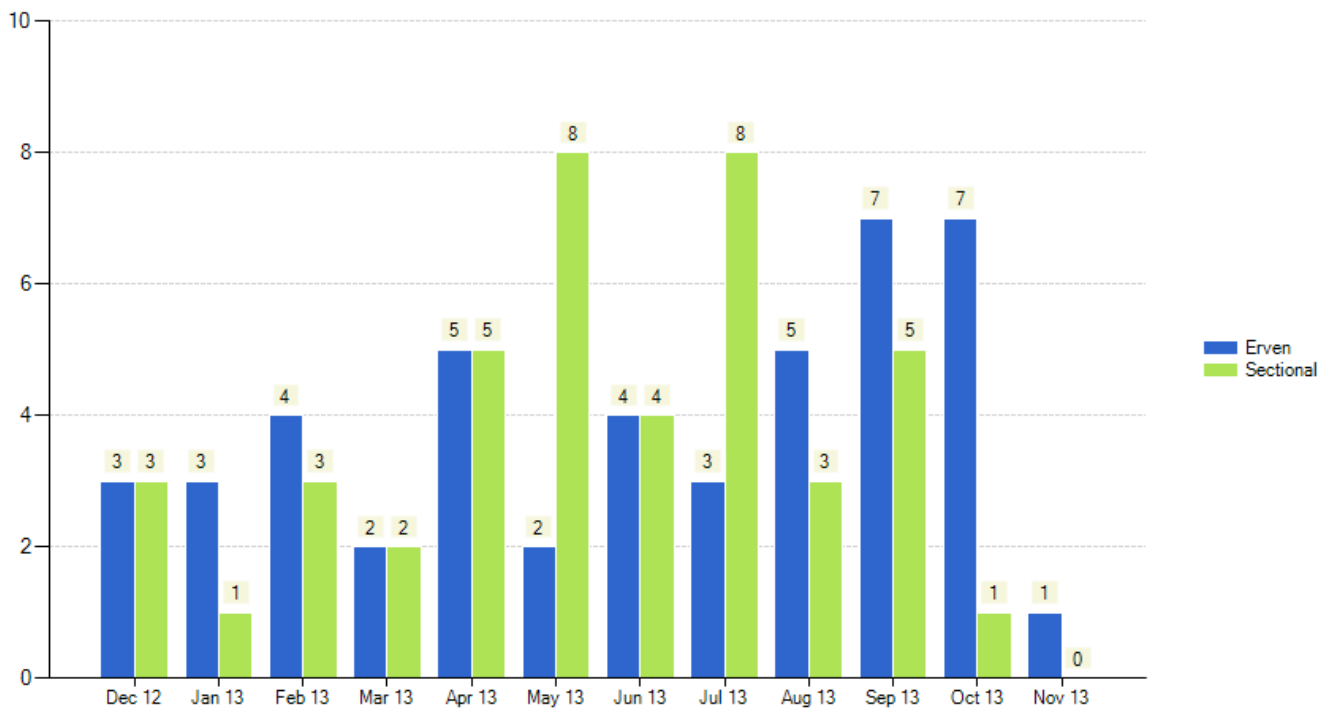


Monthly Price Graph

	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



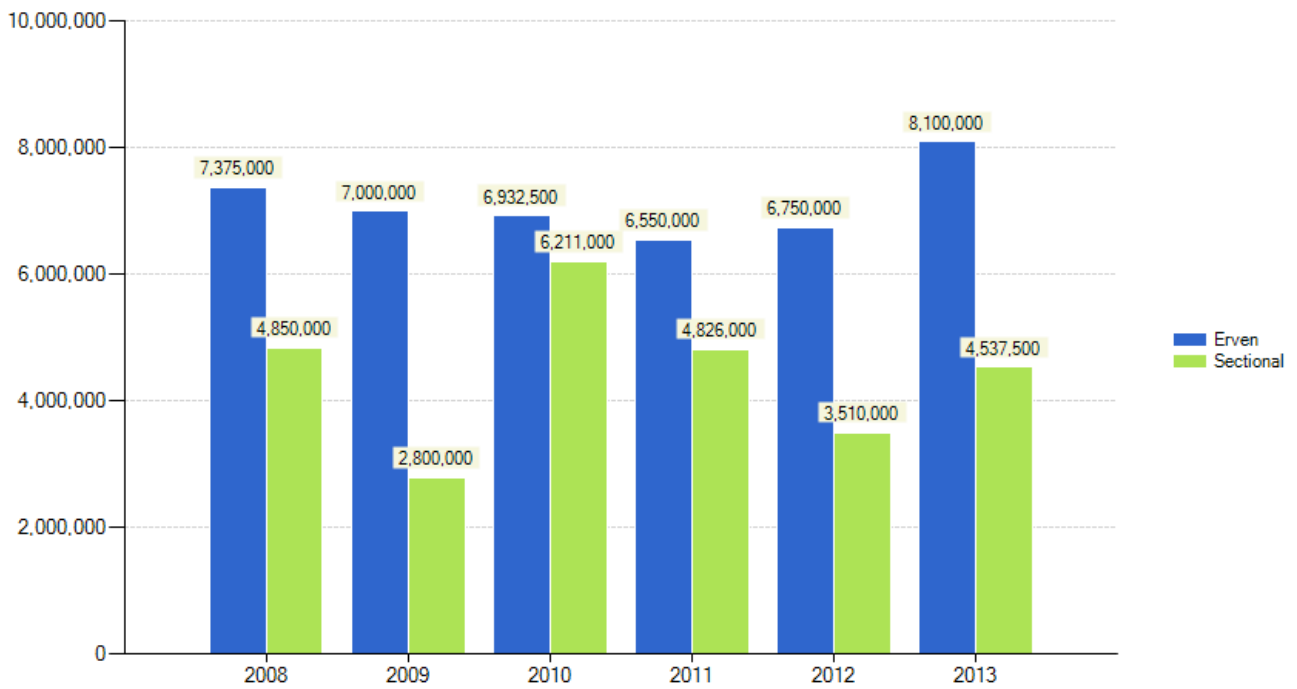
	Erven	Sectional	Farms	Agricultural Holdings
DEC 12	3	3	-	-
JAN 13	3	1	-	-
FEB 13	4	3	-	-
MAR 13	2	2	-	-
APR 13	5	5	-	-
MAY 13	2	8	-	-
JUN 13	4	4	-	-
JUL 13	3	8	-	-

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

Annual Suburb Trends

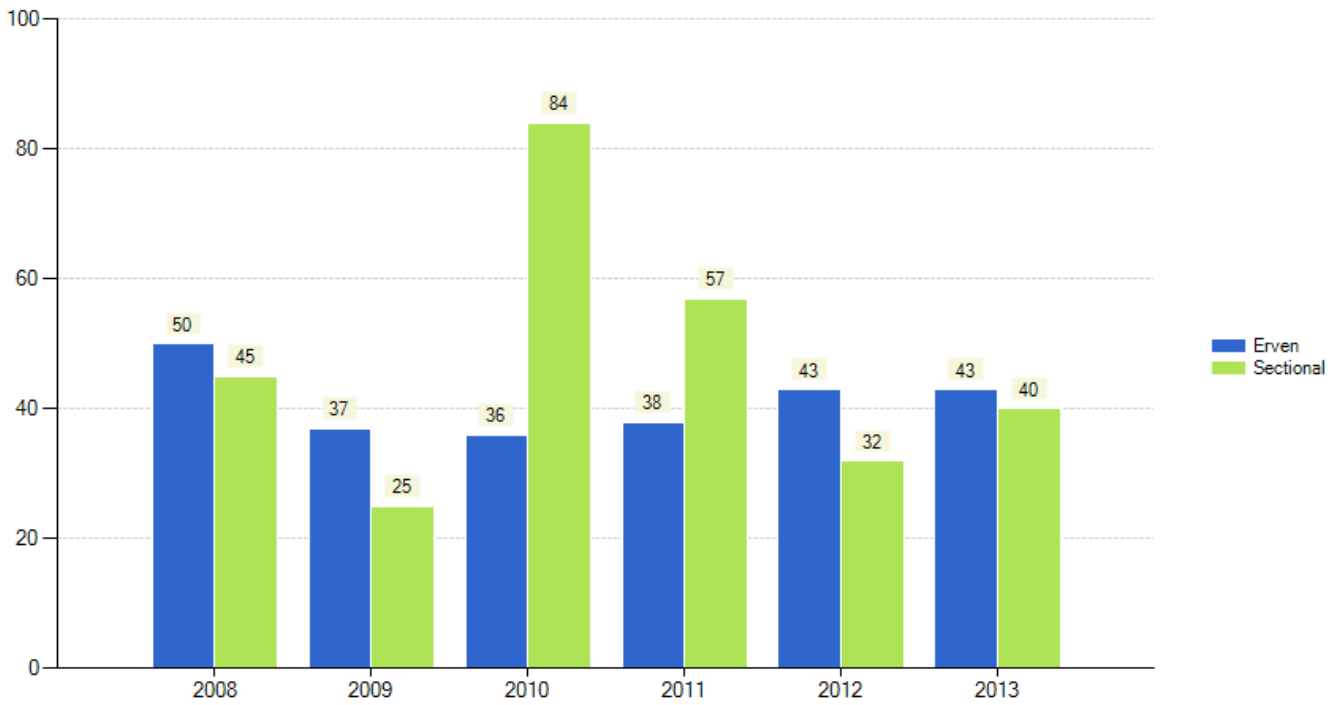
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

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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