

Property Report



13 OCEAN VIEW ROAD, WINKLESPRUIT
 ERF: Township KINGSBURGH, Erf 882/0

Property Information

This section contains important registered information.

Property type	ERF	Registered size	912 sqm
Erf number	882	Cadastral size	911 SQM
Portion number	0	Municipality	SOUTH LOCAL COUNCIL
Township	KINGSBURGH	Province	KWAZULU NATAL
Registration division	-	Coordinates (Lat/Long)	-30.099683 / 30.854636
Deeds Office	PIETERMARITZBURG		
Address	13 OCEAN VIEW ROAD, WINKLESPRUIT		

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	1 420 000	Confidence level	HIGH
Estimated value	1 200 000	Accuracy score	80%
Expected low	1 090 000	Safety score	88%
Purchase price	850 000	Purchase date	2006/05/04

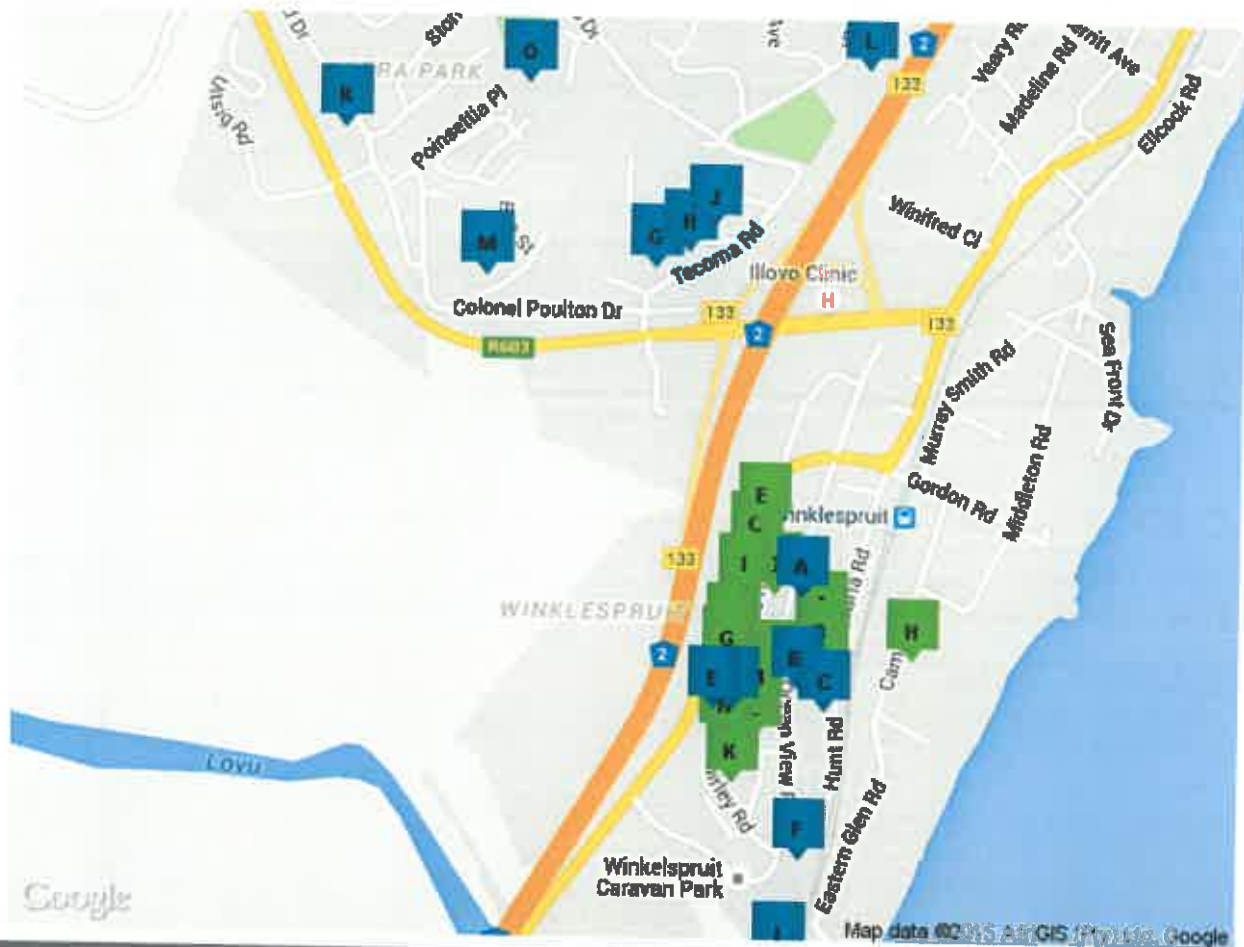
Municipal Valuation

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	960 000	Zoning	RESIDENTIAL
Valuation year	2011		

Sales

Sales show the details of the most recent transfers 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 22 ARAUCARIA ROAD, WINKLESPRUIT	1012	670 000	2015/04/17	2015/07/06	87
B 24 ARAUCARIA ROAD, WINKLESPRUIT	1335	920 000	2014/09/25	2014/12/02	144
C 8 STOCKDALE ROAD, WINKLESPRUIT	1606	1 200 000	2014/03/03	2014/08/19	137
D 14 OCEAN VIEW ROAD, WINKLESPRUIT	1811	1 000 000	2013/05/13	2013/07/30	59
E 4 STOCKDALE ROAD, WINKLESPRUIT	1499	1 299 000	2013/07/30	2013/12/19	175
F 22 STOCKDALE ROAD, WINKLESPRUIT	1511	1 200 000	2013/07/26	2013/10/21	180
G 24 STOCKDALE ROAD, WINKLESPRUIT	2190	1 120 000	2013/06/05	2014/01/31	219
H 29 CAMP ROAD, WINKLESPRUIT	1012	670 000	2014/04/26	2014/09/12	274
I 14 STOCKDALE ROAD, WINKLESPRUIT	1532	1 050 000	2012/10/19	2013/04/10	125
J 26 OCEAN VIEW ROAD, WINKLESPRUIT	905	335 000	2013/04/09	2013/08/26	193
K 8 SHIRLEY ROAD, WINKLESPRUIT	1285	1 190 000	2013/08/10	2013/11/01	425

L	33 STOCKDALE ROAD, WINKLESPRUIT	1358	950 000	2013/08/06	2013/11/15	320
M	29 STOCKDALE ROAD, WINKLESPRUIT	1258	1 300 000	2013/02/13	2013/08/30	256
N	34 STOCKDALE ROAD, WINKLESPRUIT	1508	1 050 000	2014/11/11	2015/01/28	339
O	30 STOCKDALE ROAD, WINKLESPRUIT	1684	270 000	2014/07/31	2014/10/15	305

SALES PENDING REGISTRATION

Address/Property Description	Size (m ²)	Sales Price (R)	Distance (m)
A 13 OCEAN VIEW ROAD, WINKLESPRUIT	912	950 000	-
B 23 OCEAN VIEW ROAD, WINKLESPRUIT	901	1 800 000	197
C 30 ARAUCARIA ROAD, WINKLESPRUIT	1018	1 300 000	250
D 30 STOCKDALE ROAD, WINKLESPRUIT	1023	800 000	284
E 30 STOCKDALE ROAD, WINKLESPRUIT	1684	325 000	305
F 41 OCEAN VIEW ROAD, WINKLESPRUIT	1795	1 900 000	565
G 6 SNAEFELL ROAD, ASTRA PARK	1973	790 000	776
H 2 SNAEFELL ROAD, ASTRA PARK	1657	850 000	783
I 2 EASTERN GLEN ROAD, WINKLESPRUIT	2601	1 800 000	790
J 3 SNAEFELL ROAD, ASTRA PARK	1002	1 080 000	820
K 31 WHITFIELD DRIVE, ASTRA PARK	930	850 000	1409
L 18 WESSEX DRIVE, ST WINIFREDS	1577	780 000	1145
M 7 DENNE AVENUE, ASTRA PARK	1200	1 300 000	971
N 70 WINIFRED DRIVE, ST WINIFREDS	1048	870 000	1413
O PIETERMARITZBURG, ST WINIFREDS , 55, 4	1151	1 095 000	1254

Owner Information

This section contains information about the registered owner.

NICOLA LOUISE WELSH

Owner type	PRIVATE PERSON	Title deed	T33744/2006
ID number	7401080146080	Purchase date	2006/05/04
Share	100%	Purchase price	850 000
		Registration date	2006/07/21

Bonds and Other Endorsements

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

DOCUMENT B42964/2006

Bond holder	STANDARD BANK OF SOUTH AFRICA LTD	Amount	850 000
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DOCUMENT KINGSBURGH,882

Holder		Amount	
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Transfer History

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

DOCUMENT T33744/2006

Buyer	WELSH NICOLA LOUISE	Title deed	T33744/2006
Seller	WANER CATHERINE ANNE	Bond number	-
Registration date	2006/07/21	Bond amount	-
Purchase date	2006/05/04	Bond holder	-
Purchase price	850 000		

DOCUMENT T44275/2002

Buyer	WANER CATHERINE ANNE	Title deed	T44275/2002
Seller	GILOMEED JUDITH CAROLE	Bond number	-
Registration date	2002/08/01	Bond amount	-
Purchase date	2002/04/18	Bond holder	-
Purchase price	265 000		

DOCUMENT T3028/1996

Buyer	GILOMEED JUDITH CAROLE	Title deed	T3028/1996
Seller	OOSTHUIZEN LOURENS D 940322	Bond number	-
Registration date	-	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	170 000		

DOCUMENT T29125/1994

Buyer	OOSTHUIZEN LOURENS D 940322	Title deed	T29125/1994
Seller	BOUWER ABRAHAM & A J 860118	Bond number	-
Registration date	-	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	123 500		

DOCUMENT T8890/1986

Buyer	-	Title deed	T8890/1986
Seller	-	Bond number	-
Registration date	-	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	73 000		

DOCUMENT T14225/1983

Buyer	-	Title deed	T14225/1983
Seller	-	Bond number	-
Registration date	-	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	-		

DOCUMENT T30203/1980

Buyer	-	Title deed	T30203/1980
Seller	-	Bond number	-
Registration date	-	Bond amount	-
Purchase date	-	Bond holder	-
Purchase price	-		

Property History

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

DOCUMENT B41816/2005

Owner	-	Amount	82 000
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DOCUMENT B9617/2004

Owner	-	Amount	315 000
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DOCUMENT B26133/2002

Owner	-	Amount	265 000
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DOCUMENT T44275/2002

Owner	WANER CATHERINE ANNE	Amount	265 000
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DOCUMENT T3028/1996

Owner	GILOMEED JUDITH CAROLE	Amount	170 000
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DOCUMENT T29125/1994

Owner	OOSTHUIZEN LOURENS D 940322	Amount	123 500
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DOCUMENT T8890/1986

Owner	BOUWER ABRAHAM & A J 860118	Amount	73 000
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DOCUMENT BC36636/2006

Owner	-	Amount	-
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DOCUMENT BC36637/2006

Owner	Amount
-	-

DOCUMENT T14225/1983

Owner	Amount
DUCKER JOHN ROBERT	-

DOCUMENT T30203/1980

Owner	Amount
FOURIE	-

DOCUMENT BC10039/2004

Owner	Amount
-	-

DOCUMENT BC31108/2002

Owner	Amount
-	-

DOCUMENT B3768/1996

Owner	Amount
ABSA BANK LTD	170 000

DOCUMENT BC31109/2002

Owner	Amount
-	-

DOCUMENT B15830/2001

Owner	Amount
-	-

Amenities

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

Name	Type	Distance (km)
WINKLESPRUIT	TRANSPORT AND PUBLIC SERVICES	0.23
KFC - WINKLESPRUIT	FOOD AND ENTERTAINMENT	0.32
WARNER BEACH JP	EDUCATION	1.77
ILLOVO BEACH	TRANSPORT AND PUBLIC SERVICES	2.08
WARNER BEACH	TRANSPORT AND PUBLIC SERVICES	2.18
WARNER BEACH SP	EDUCATION	2.83

Monthly Suburb Trends

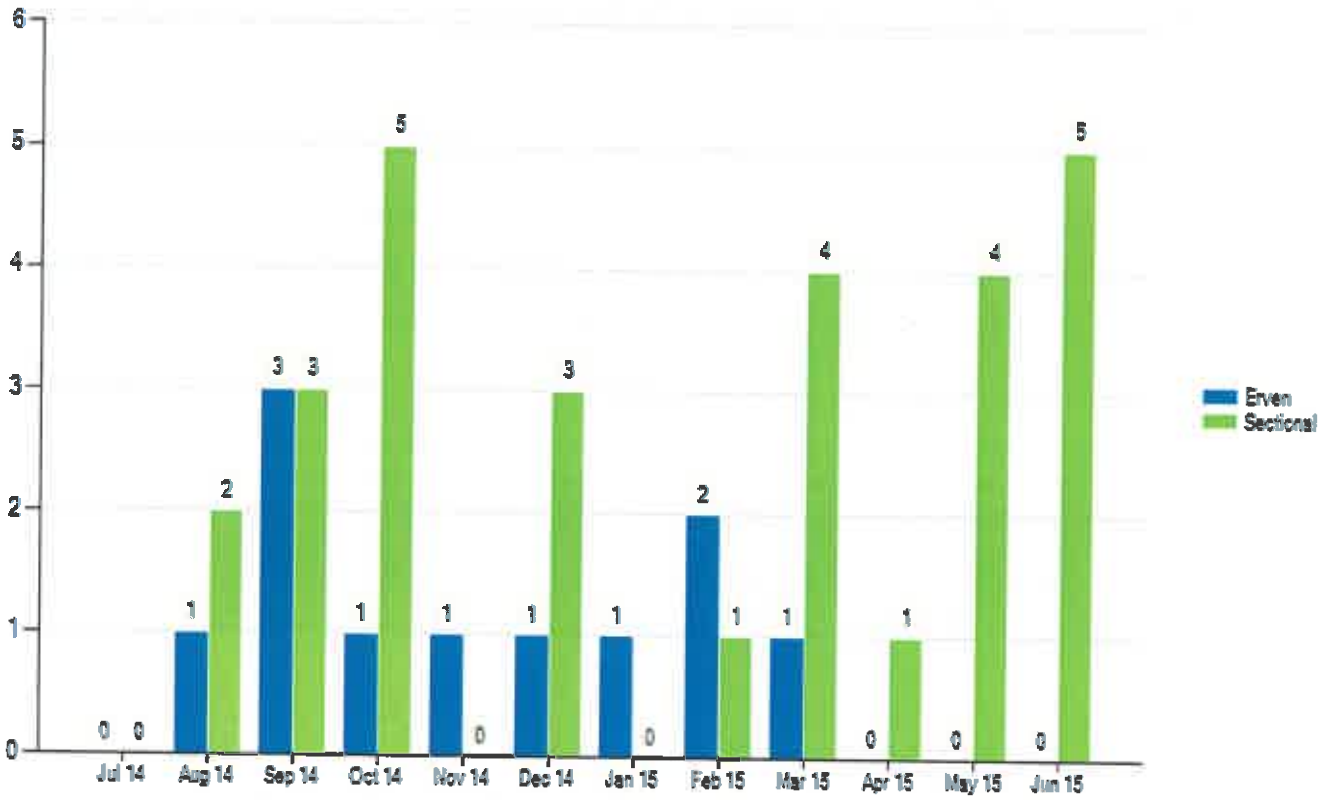
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

AVERAGE PRICE



	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
Jul 14	-	-	-	-
Aug 14	1 200 000	777 500	-	-
Sep 14	670 000	830 000	-	-
Oct 14	270 000	946 154	-	-
Nov 14	150 000	-	-	-
Dec 14	920 000	1 200 000	-	-
Jan 15	1 050 000	-	-	-
Feb 15	1 025 000	700 000	-	-
Mar 15	950 000	1 075 000	-	-
Apr 15	-	1 350 000	-	-
May 15	-	525 000	-	-
Jun 15	-	710 000	-	-

NUMBER OF SALES



	Erven	Sectional	Farms	Agricultural Holdings
Jul 14	-	-	-	-
Aug 14	1	2	-	-
Sep 14	3	3	-	-
Oct 14	1	5	-	-
Nov 14	1	-	-	-
Dec 14	1	3	-	-
Jan 15	1	-	-	-
Feb 15	2	1	-	-
Mar 15	1	4	-	-
Apr 15	-	1	-	-
May 15	-	4	-	-
Jun 15	-	5	-	-

Annual Suburb Trends

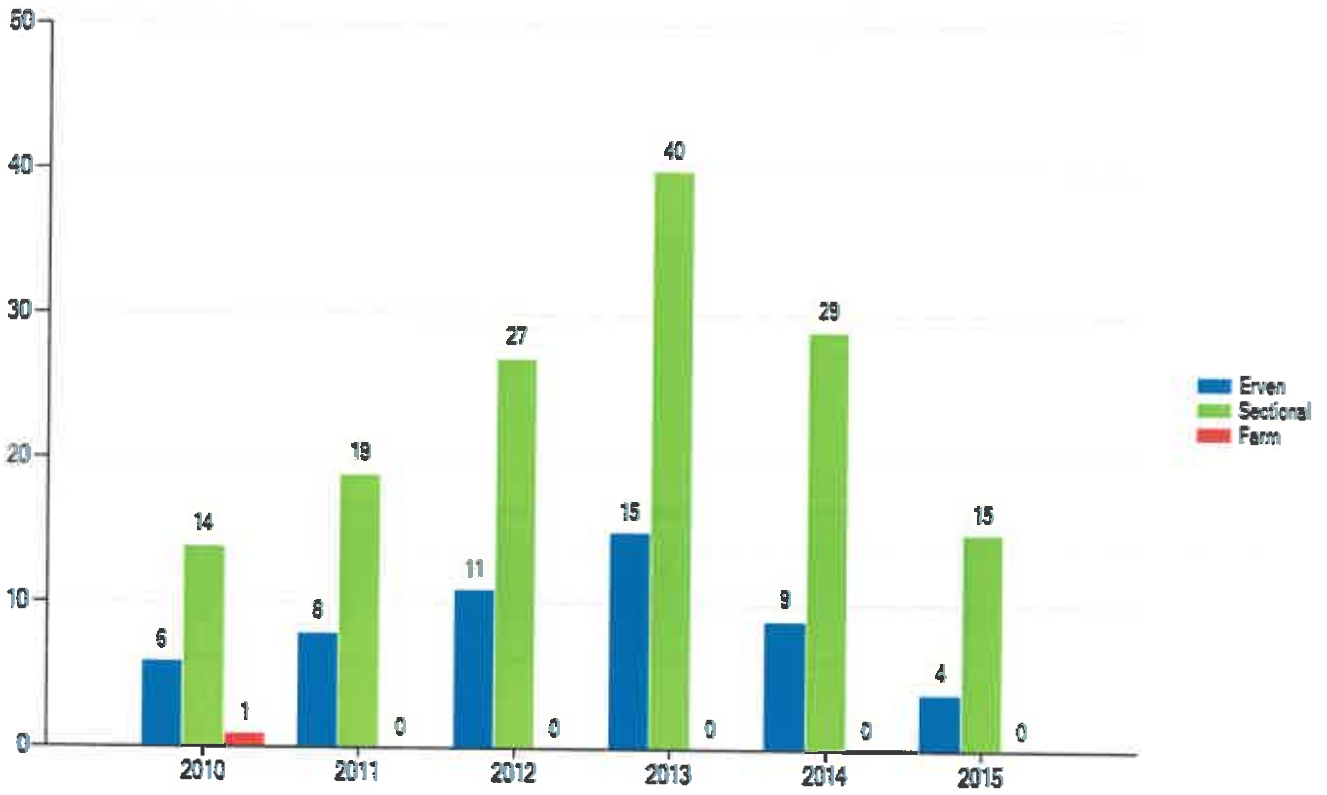
The Suburb Trends graphs show the average price and total volume of sales in the suburb.

AVERAGE PRICE



	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2010	930 000	620 000	297 886	-
2011	825 000	1 200 000	-	-
2012	1 000 000	850 000	-	-
2013	1 050 000	830 000	-	-
2014	920 000	830 000	-	-
2015	1 000 000	700 000	-	-

NUMBER OF SALES



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	Erven	Sectional	Farms	Agricultural Holdings
2 010	6	14	1	-
2 011	8	19	-	-
2 012	11	27	-	-
2 013	15	40	-	-
2 014	9	29	-	-
2 015	4	15	-	-

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