

Property Report

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

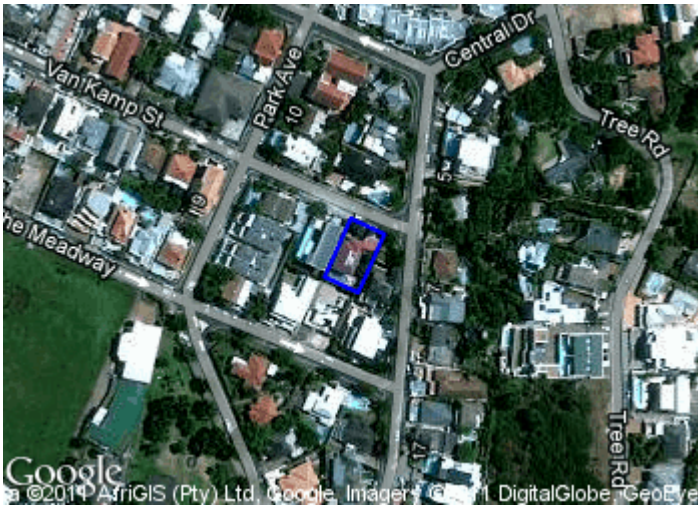
Property Information

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	Previous Description	-
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)	2,100,00	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

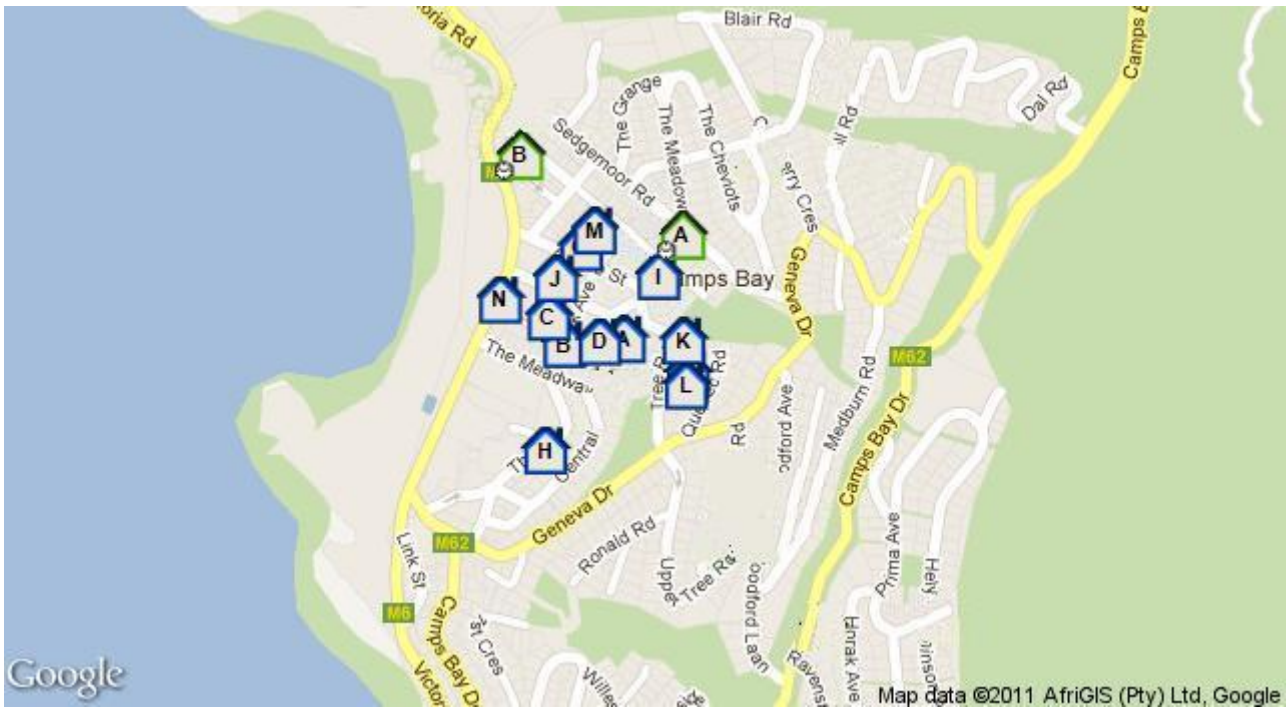
Municipal Valuation

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	Valuation Year	2009
Zoning	1 DWELLING RES		

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)	Distance (m)	Sold	Transferred
A 9 VAN KAMP STREET, CAMPS BAY	477	40,000,000	28	2008/03/06	2008/06/04
B 1 THE FAIRWAY ROAD, CAMPS BAY	497	3,500,000	70	2008/06/17	2008/12/12
C 2 VAN KAMP STREET, CAMPS BAY	498	6,228,000	109	2007/04/17	2007/08/01
E 239 HONEYWELL STREET, CAMPS BAY	302	4,200,000	230	2007/04/04	2007/07/31
F 4 VAN KAMP STREET, CAMPS BAY	316	6,500,000	248	2008/03/07	2008/06/05
G 7 THE MEWS DRIVE, CAMPS BAY	395	3,600,000	272	2008/02/26	2008/05/20
H 15 CENTRAL DRIVE, CAMPS BAY	359	5,500,000	274	2007/09/06	2007/11/19
I 6 ARGYLE STREET, CAMPS BAY	360	3,000,000	284	2007/11/11	2008/09/07
J 9 CENTRAL DRIVE, CAMPS BAY	495	3,000,000	284	2007/01/16	2007/08/15
K 1 FAIRWAY ROAD, CAMPS BAY	499	4,500,000	321	2008/07/04	2008/11/27
M 1 LINCOLN ROAD, CAMPS BAY	697	5,150,000	325	2007/03/06	2007/06/24
N 2 LINCOLN ROAD, CAMPS BAY	693	16,000,000	325	2007/07/13	2007/10/25

SALES PENDING REGISTRATION

Address/Property Description	Size (m ²)	Sales Price (R)	Distance (m)
A 240 HONEYWELL STREET, CAMPS BAY	1082	6,300,000	126
B 3 VAN KAMP STREET, CAMPS BAY	555	3,255,000	161

Owner Information

This section contains information about the registered owner.

DOE JANE

Owner Type	PRIVATE PERSON	Title Deed	T123456/1993
ID Number	5312319999086	Purchase Date	1993/12/20
Share	100%	Purchase Price (R)	800,000
Multiple Owners	NO	Registration Date	1991/01/20

Bonds and Other Endorsements

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

DOCUMENT B123456/1993

Bond Holder	ABSA	Document Number	B123456/1993
Amount (R)	810,000	Description	BOND

Transfer History

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

DOCUMENT T12345/1993

Buyer	DOE JANE	Seller	ODENDAAL CASPER
Registration Date	1994/01/20	Purchase Date	1993/12/20
Title Deed	T12345/1993	Purchase Price (R)	800,000

DOCUMENT T123456/1991

Buyer	ODENDAAL CASPER	Seller	-
Registration Date	1991/10/30	Purchase Date	1991/01/15
Title Deed	T123456/1991	Purchase Price (R)	750,000

Property History

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

DOCUMENT T123456/1991

Owner	ODENDAAL CASPER	Document Number	T123456/1991
Amount (R)	750,000	Description	TRANSFER

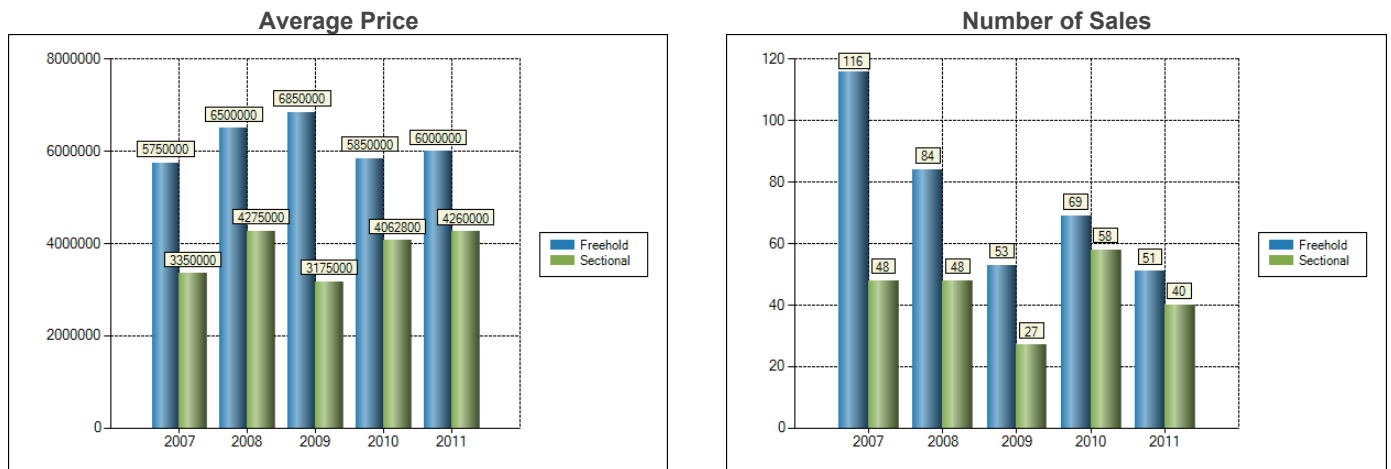
Amenities

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

Name	Distance (km)
PROMENADE SHOPPING MALL	266
CAMPS BAY PROPSCHOOL	365
POLICE SAPS - CAMPS BAY	604
BOOTH MEMORIAL HOSPITAL	1,212
GALLERIA SHIPPING CENTRE	3,883

Suburb Trends

The Suburb Trends graphs show the average price and total volume of sales in the suburb by property type for the last 6 years.



	Average Freehold Price (R)	Total Freehold Sales	Average Sectional (R)	Total Sectional Sales
2007	5,750,000	116	3,350,000	48
2008	6,500,000	84	4,275,000	48
2009	6,850,000	53	3,175,000	27
2010	5,850,000	69	4,062,800	58
2011	6,000,000	51	4,260,000	40

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