

OMNILAND

AFSLAERS / AUCTIONEERS

BK/CC REG NO: CK91/07054/23

BTW/VAT REG NO: 4460112099

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PROPERTY DESCRIPTION

INSOLVENT ESTATE: JOHANNES PETRUS WALLIS

PORTION 8 OF STAND 656 LICHTENBURG



36B FIRST STREET, KIESERVILLE, LICHTENBURG

UNASHAMEDLY ETHICAL

Deon Botha Cell: 082 892 8355 e-mail: deon@omniland.co.za
Roderick Roets Cell: 082 960 1881 e-mail: rod@omniland.co.za

PROPERTY REPORT

INSTRUCTOR

The Trustee
Insolvent Estate: Johannes Petrus Wallis

REGISTERED OWNER:

Johannes Petrus Wallis

IDENTITY NUMBER:

860626 5050 08 4

MASTER'S REFERENCE:

M100/2018

SUBJECT PROPERTY:

Portion 8 of Stand 656 Lichtenburg

PHYSICAL ADDRESS:

36B First Street,
Kieserville,
Lichtenburg

TITLE DEED NUMBER:

T4827/2008

EXTENT:

1 196m²

LOCATION:

From the Melville Street/Gerrit Maritz Street intersection in Lichtenburg take Melville Street and follow in a southerly direction for 800m. Turn left in Matthew Street and follow for 200m. Turn right in Church Street and follow for 900m. Turn left in 1st Street and follow for 300m where property is situated on right hand side.

CO-ORDINATES:

S26 09.690
E26 10.052

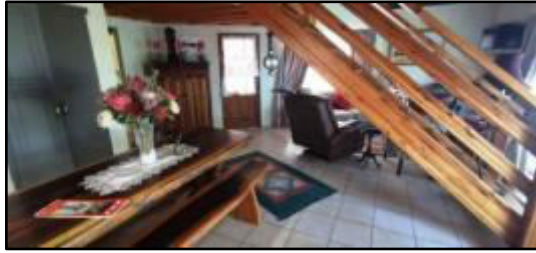
ZONING:

Residential

IMPROVEMENTS:

The property is improved with a face-brick dwelling and outbuildings under pitched thatched roof and consists of the following:

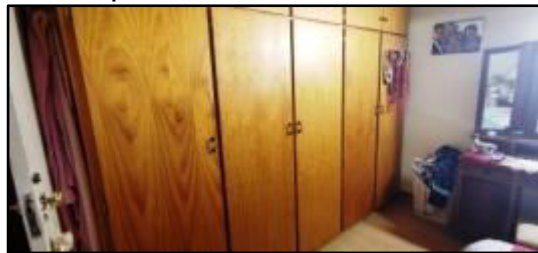
Main improvements:
Tiled lounge/dining room.



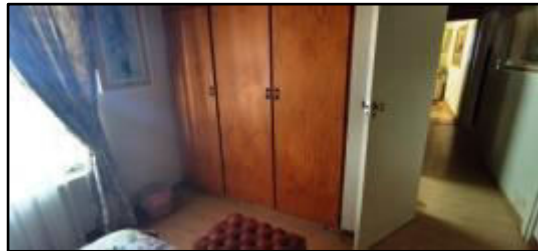
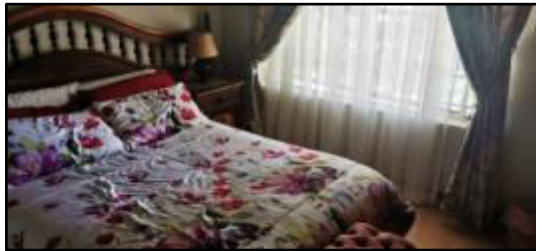
Kitchen wooden cupboards, under counter oven, hob, extractor and double bowl sink.



Bedroom with laminated floor and built-in cupboard.



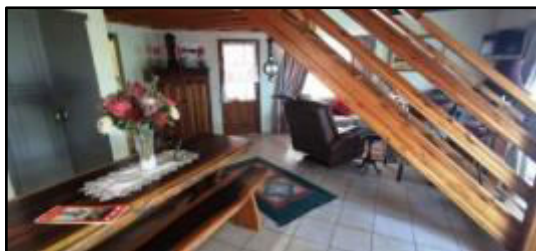
Bedroom with laminated floor and built-in cupboard.



Bathroom with bath, toilet and basin.



Wooden staircase.



Loft room.

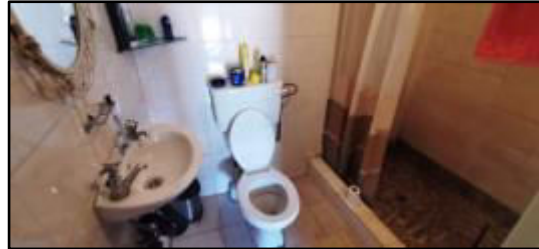


Out buildings:

Thatched carport.



Tiled bedroom with en-suite shower, toilet and basin.



Garden layout:

Established with lawn and trees and there is a braai area.



MONTHLY RATES AND TAXES:

Rates & Taxes	R1 018.33
Refuse	95.55
Sewerage	50.99
Total:	<u>R1 164.87</u>

PRICE:

Offers from R500 000 will be considered.

OMNILAND AUCTIONEERS

1 June 2020

WinDeed Property Report

Township LICHTENBURG, Erf 656/8

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T45684/1998
Erf Number	656	Registered Size	1196.0000SQM
Portion Number	8	Municipality	DITSOBOTLA LOCAL MUNICIPALITY
Township	LICHTENBURG	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.161508 / 26.167526
Deeds Office	PRETORIA		

OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	T4827/2008
Name	WALLIS JOHANNES PETRUS	Purchase Date	2007/11/05
ID Number	8606265050084	Purchase Price (R)	810,000
Share (%)	-	Registration Date	2008/01/22

MAPS



PROPERTY INFORMATION

Address	36 FIRST STREET, KIESERVILLE, LICHTENBURG
Primary Use	-
Estate	-

SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



Recently Registered Transfers

	Address / Property Description	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	58A SEVENTH AVENUE KIESERVILLE	1 904	950,000	198	2019/01/28	2019/06/07
B	60 6TH AVENUE LICHTENBURG	775	935,000	82	2017/09/12	2018/05/24
C	27C SECOND AVENUE KIESERVILLE	714	550,000	253	2019/03/30	2019/07/08
D	LICHTENBURG, 583, 3	714	560,000	265	2019/07/22	2019/11/21
E	LICHTENBURG, 583, 4	714	650,000	283	2019/05/11	2019/11/15
F	56B SEVENTH AVENUE KIESERVILLE	657	1,150,000	244	2017/07/18	2018/03/12
G	LICHTENBURG, 583, 7	714	650,000	315	2018/04/18	2018/09/07
H	59 FIFTH AVENUE KIESERVILLE	701	875,000	265	2016/11/09	2017/12/04
I	56E SEVENTH AVENUE KIESERVILLE	678	800,000	247	2017/08/30	2017/10/19
J	60C FOURTH AVENUE KIESERVILLE	714	650,000	369	2019/02/25	2019/05/31
K	28B 2ND STREET LICHTENBURG	897	750,000	376	2019/03/22	2019/05/23
L	50E SEVENTH AVENUE KIESERVILLE	410	110,000	386	2019/09/18	2019/10/11
M	55 EIGHTH AVENUE KIESERVILLE	1 900	23,000	287	2017/01/16	2017/12/07
N	44 FIFTH AVENUE KIESERVILLE	2 855	650,000	402	2018/08/24	2019/07/22
O	60A FOURTH AVENUE KIESERVILLE	713	740,000	395	2018/08/13	2019/03/26

Properties For Sale

Address / Property Description	Size (m ²)	Listing Price (R)	Distance (m)	Listed
LICHTENBURG (DETAILS WITHHELD *)	-	1,300,000	333	2019/03/13
LICHTENBURG (DETAILS WITHHELD *)	-	1,680,000	285	2018/06/29
LICHTENBURG (DETAILS WITHHELD *)	-	610,000	349	2018/02/09
LICHTENBURG (DETAILS WITHHELD *)	-	1,365,000	451	2018/12/06
160 DR NELSON MANDELA DRIVE LICHTENBURG	-	735,000	481	2018/09/04
LICHTENBURG (DETAILS WITHHELD *)	-	790,000	513	2018/02/10
LICHTENBURG (DETAILS WITHHELD *)	-	680,000	536	2018/02/01
LICHTENBURG (DETAILS WITHHELD *)	-	995,000	611	2017/11/29
LICHTENBURG (DETAILS WITHHELD *)	-	1,730,000	764	2017/10/19
LICHTENBURG (DETAILS WITHHELD *)	-	535,000	816	2019/03/07
LICHTENBURG (DETAILS WITHHELD *)	-	550,000	816	2018/10/29
LICHTENBURG (DETAILS WITHHELD *)	-	950,000	839	2019/03/09
LICHTENBURG (DETAILS WITHHELD *)	-	950,000	839	2019/03/05
LICHTENBURG (DETAILS WITHHELD *)	-	850,000	842	2019/03/06
LICHTENBURG (DETAILS WITHHELD *)	-	995,000	846	2019/03/14

* The property location has been withheld at the estate agent's request and is not visible in the Sales Map.

Sales Analysis

30 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	1,150,000	1,750	657
Average Priced Property	669,533	667	1 004
Lowest Priced Property	23,000	12	1 900

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
B5114/2008	810,000	ABSA BANK LTD
I-6571/2015AT	-	1113/2015
FROM-PTNS5&7,656	-	-

PROPERTY HISTORY

Document Number	Amount (R)	Holder
T134568/2007	350,000	ROSS FRANSISCA JOHANNA FLORINA
B145867/2004	230,000	-
T167223/2004	350,000	ROSS ALEXANDER
B21526/2000	50,000	-
T45684/1998	-	OBERHOLSTER JAN HENDRIK
B43252/1998	117,000	ABSA BANK
BC134745/2004	117,000	-
BC167230/2007	-	-
BC134746/2004	-	-

AMENITIES

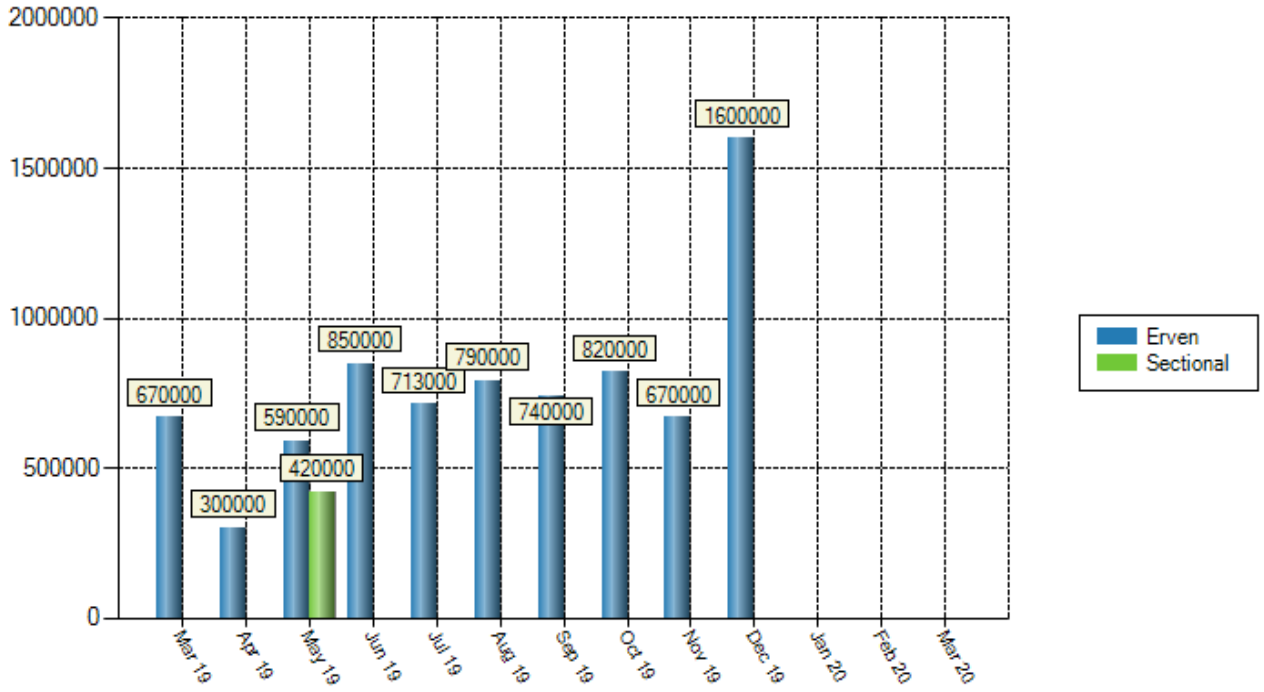
Name	Type	Distance (m)
Laerskool Burgersdorp	Education	694
Laerskool Lichtenburg	Education	1 195
Black Steer	Food and Entertainment	1 454
Blydeville Intermediate	Education	1 788
Shukran Primary	Education	1 842

SUBURB TRENDS

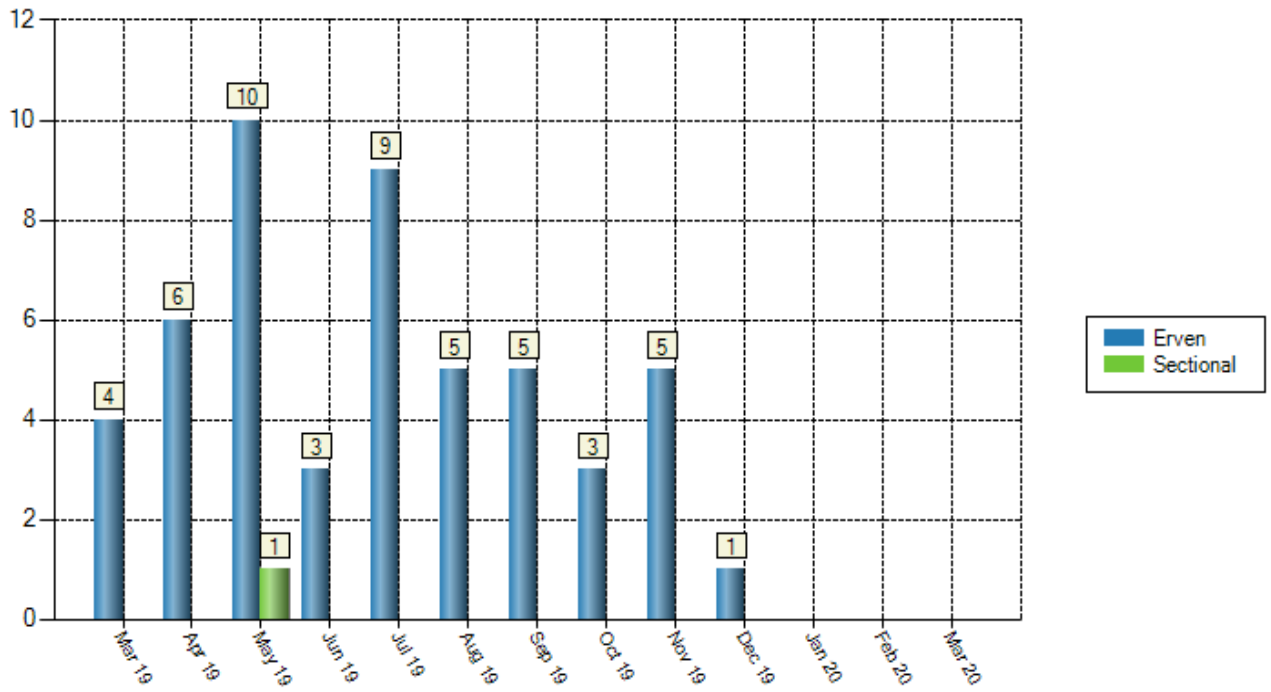
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

Monthly Trends

Average Price

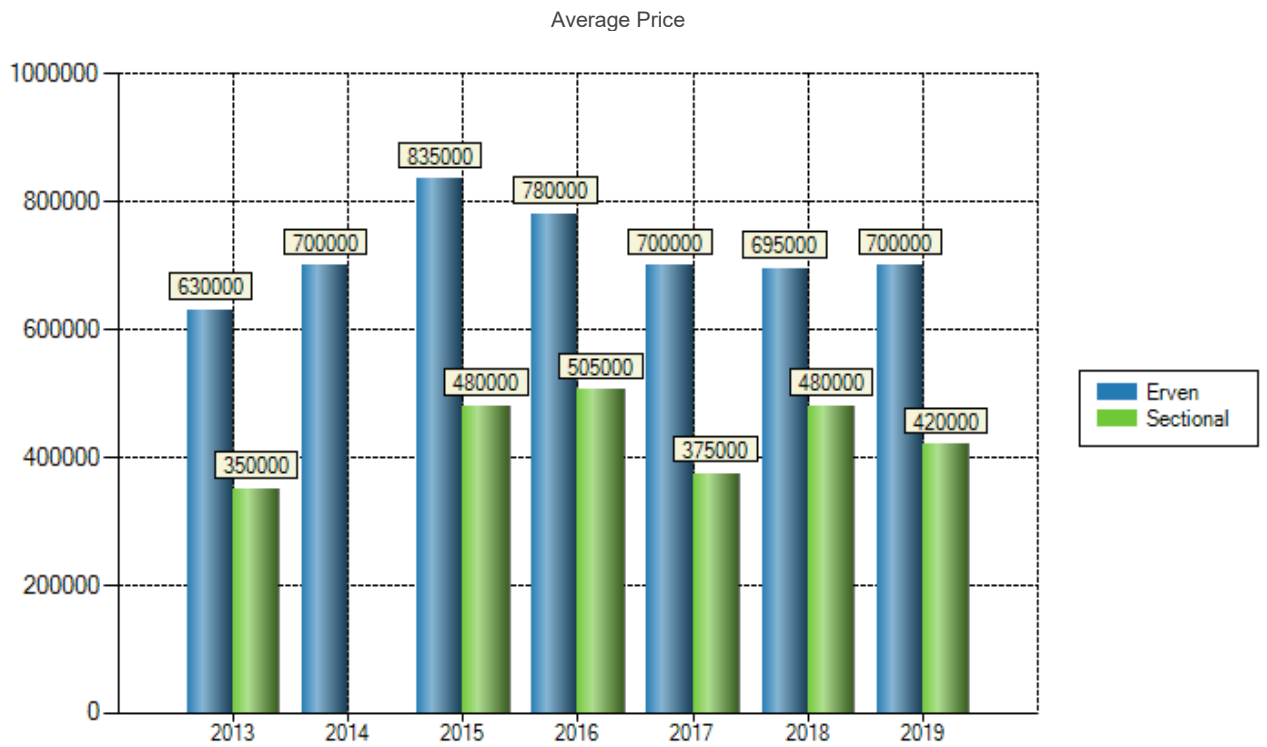


Number of Sales

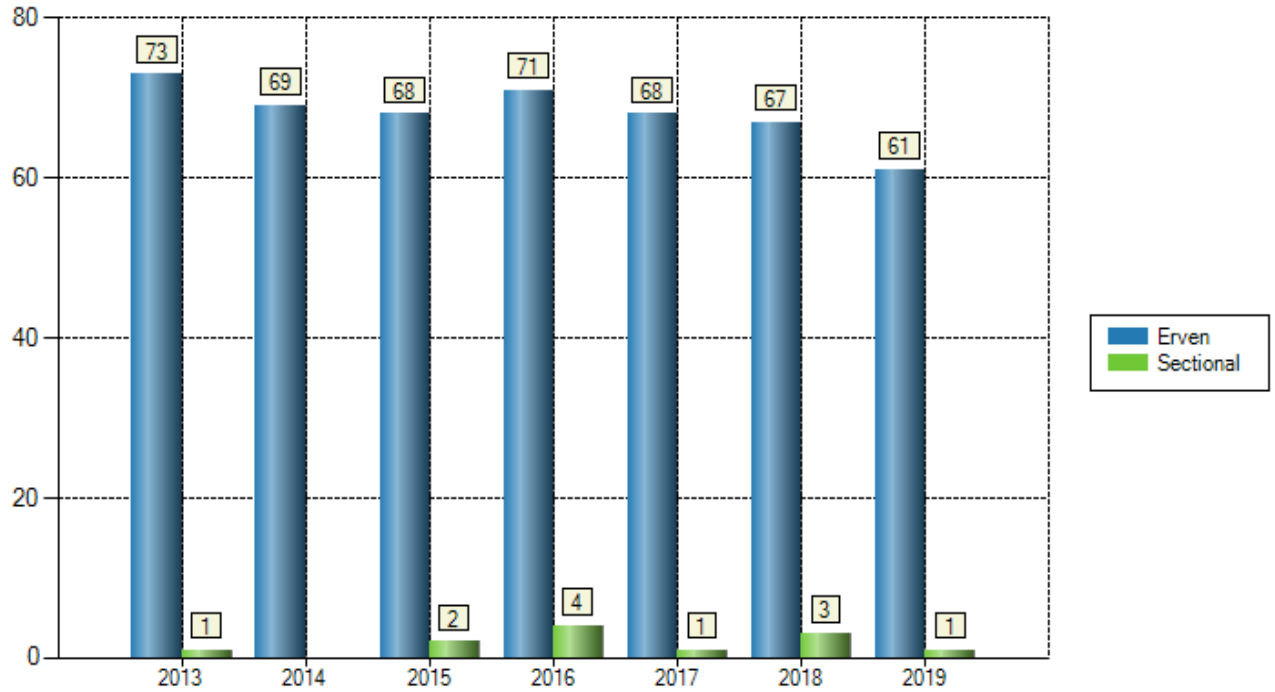


	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
Mar 19	670,000	4	-	-	-	-	-	-
Apr 19	300,000	6	-	-	-	-	-	-
May 19	590,000	10	420,000	1	-	-	-	-
Jun 19	850,000	3	-	-	-	-	-	-
Jul 19	713,000	9	-	-	-	-	-	-
Aug 19	790,000	5	-	-	-	-	-	-
Sep 19	740,000	5	-	-	-	-	-	-
Oct 19	820,000	3	-	-	-	-	-	-
Nov 19	670,000	5	-	-	-	-	-	-
Dec 19	1,600,000	1	-	-	-	-	-	-
Jan 20	-	-	-	-	-	-	-	-
Feb 20	-	-	-	-	-	-	-	-
Mar 20	-	-	-	-	-	-	-	-

Annual Trends



Number of Sales



	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2013	630,000	73	350,000	1	-	-	-	-
2014	700,000	69	-	-	-	-	-	-
2015	835,000	68	480,000	2	-	-	-	-
2016	780,000	71	505,000	4	-	-	-	-
2017	700,000	68	375,000	1	-	-	-	-
2018	695,000	67	480,000	3	-	-	-	-
2019	700,000	61	420,000	1	-	-	-	-

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