

OMNILAND

AFSLAERS / AUCTIONEERS

BK/CC REG NO: CK91/07054/23

BTW/VAT REG NO: 4460112099

Katoen SA Gebou, Cycad Oord 90
Uit Watermeyerstraat
VAL DE GRACE x10
Posbus 73724, LYNNWOODRIF, 0040
Tel: 012 804 2978
Faks: 012 804 2976
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Cotton SA Building, 90 Cycad Place
Off Watermeyer Street
VAL DE GRACE x10
PO Box 73724, LYNNWOODRIDGE, 0040
Tel: 012 804 2978
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PROPERTY DESCRIPTION

ESTATE LATE: SIMON JULIUS OLIPHANT

STAND 3045 MACASSAR



4 SUNSET CRESCENT, BELL GLEN, MACASSAR

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

REGISTERED OWNER:

Simon Julius Oliphant

MASTER'S REFERENCE:

11079/2017

SUBJECT PROPERTY:

Stand 3045 Macassar

PHYSICAL ADDRESS:

4 Sunset Crescent
Bell Glen
Macassar

TITLE DEED NUMBER:

T18615/1988

EXTENT:

335m²

LOCATION:

From the N2 west at Macassar take the M9/Macassar Road off ramp, turn left on M9 and follow for 2,9km. Turn right in Albatross Way and follow for 400m. Turn left in Link Street and follow for 500m. Turn right in Clifton Street and follow for 100m. Turn left in Sunset Crescent and follow for 50m where property is situated on right hand side.

CO-ORDINATES:

S34 03.443
E18 45.336

ZONING:

Residential

IMPROVEMENTS:

The property is improved with plastered brick dwelling under pitched tile roof and consists of the following:

Main improvements:

- Entrance.
- Lounge.
- Kitchen.
- 3x Bedrooms.
- Bathroom.
- Carport.



MONTHLY RATES AND TAXES:

Rates & Taxes	R92.98
Refuse	132.61
Sewerage	<u>45.85</u>
Total:	<u>R271.44</u>

OMNILAND AUCTIONEERS

3 July 2020

WinDeed Property Report

Township **MACASSAR**, Erf 3045/0

REGISTERED PROPERTY DETAILS

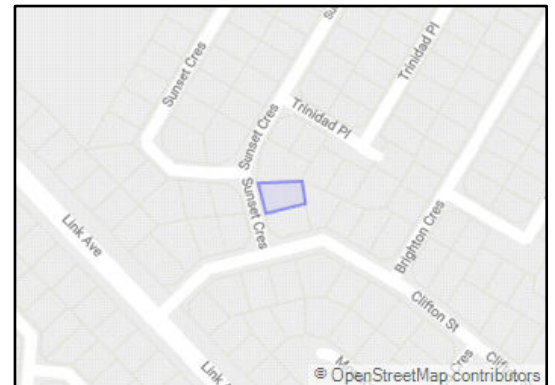
Property Type	ERF	Diagram Deed	T18615/1988
Erf Number	3045	Registered Size	335.0000SQM
Portion Number	0	Municipality	CITY OF CAPE TOWN
Township	MACASSAR	Province	WESTERN CAPE
Registration Division	STELLENBOSCH RD	Coordinates (Lat/Long)	-34.057417 / 18.755788
Deeds Office	CAPE TOWN		

OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	T18615/1988
Name	OLIPHANT SIMON JULIUS	Purchase Date	1988/02/09
ID Number	5502135024081	Purchase Price (R)	11,800
Share (%)	-	Registration Date	1988/04/11

MAPS



PROPERTY INFORMATION

Address	4 SUNSET CRESCENT, BELL GLEN, MACASSAR
Primary Use	-
Estate	-

Room Configuration

Bedrooms	1	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	1		
Internal Finishes	-		

General Information

Door Number	-	Roof Type	TILES
Floor Size (m ²)	335	Wall Type	PLASTER
Storeys	1	Construction Year	1989

Other Features

Garages	-	Additional Dwellings	YES
Garden	-		
Pool	-		

MUNICIPAL VALUATION

Municipal Valuation	R 350 000.00	Valuation Year	2015
Zoning Usage	-		

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	14 CLIFTON STREET BELL GLEN	366	585,000	79	2017/07/03	2018/01/22
B	16 MONACO CRESCENT BELL GLEN	328	660,000	73	2017/01/11	2017/04/21
C	22 TRINIDAD PLACE BELL GLEN	279	470,000	122	2017/09/11	2018/01/23
D	17 JEAN ROAD BELL GLEN	260	30,000	179	2014/11/13	2017/07/28
E	21 TRINIDAD PLACE BELL GLEN	360	630,000	173	2016/11/12	2017/03/10
F	104 LINK AVENUE BELL GLEN	315	600,000	206	2016/12/12	2017/06/07
G	8 LILY CLOSE BELL GLEN	209	570,000	219	2017/08/11	2017/11/06
H	15 LILY CRESCENT BELL GLEN	292	30,000	177	1988/05/03	2016/11/18
I	25 CLIFTON STREET BELL GLEN	300	480,000	137	2015/11/06	2016/07/26
J	15 TOBAGO PLACE BELL GLEN	247	397,000	233	2017/04/24	2017/08/02
K	18 LILY CRESCENT BELL GLEN	263	400,000	224	2017/03/13	2017/04/12
L	3 MILLY WAY BELL GLEN	228	30,000	212	1988/03/29	2016/12/01
M	18 TOBAGO PLACE BELL GLEN	277	770,000	254	2017/08/29	2017/11/13
N	4 JEAN ROAD BELL GLEN	251	395,000	187	2016/04/11	2016/06/22
O	7 LILY CLOSE BELL GLEN	295	470,000	264	2017/02/01	2017/07/19

Sales Pending Registration

	Address / Property Description	Size (m ²)	Sales Price (R)	Distance (m)
A	84 LINK AVENUE BELL GLEN	315	-	80
B	14 JEAN ROAD BELL GLEN	261	590,000	183
C	9 BARRACUDA ROAD MACASSAR VILLAGE	224	-	281
D	11 BARRACUDA ROAD MACASSAR VILLAGE	221	500,000	282
E	15 BARRACUDA ROAD MACASSAR VILLAGE	219	-	284
F	17 BARRACUDA ROAD MACASSAR VILLAGE	217	-	286
G	77 WALTER SISULU ROAD BELL GLEN	204	-	301
H	79 WALTER SISULU ROAD BELL GLEN	204	-	302
I	81 WALTER SISULU ROAD BELL GLEN	204	-	303
J	83 WALTER SISULU ROAD BELL GLEN	204	-	305
K	15 ULIN CRESCENT BELL GLEN	207	30,000	322
L	5 DAHLIA STREET BELL GLEN	192	-	401
M	22 SHARON STREET BELL GLEN	266	290,000	436
N	2 MANDELA DRIVE BELL GLEN	292	489,500	456
O	85 GAIL ARENDSE AVENUE BELL GLEN	140	-	675

Properties For Sale

	Address / Property Description	Size (m ²)	Listing Price (R)	Distance (m)	Listed	Property24 Listing
	MACASSAR (DETAILS WITHHELD *)	-	489,500	425	2017/09/01	105546949
	16 ABRAHAM WYNGAARDT AVENUE BELL GLEN	-	619,500	441	2017/10/31	105754963
	57 BERMUDA DRIVE BELL GLEN	-	489,500	450	2017/11/01	105756852
	MACASSAR (DETAILS WITHHELD *)	-	489,500	450	2017/09/13	105589209
	MACASSAR (DETAILS WITHHELD *)	-	669,500	910	2017/09/13	105591248
	102 SHEIGH YUSUF AVENUE BELL GLEN	-	489,500	937	2017/08/16	105489157
	MACASSAR (DETAILS WITHHELD *)	-	549,500	961	2017/09/14	105592443
	48 OSCAR MPETHA STREET BELL GLEN	-	669,000	1 009	2017/05/29	105190401
	31 TORTELDUIF STREET MACASSAR	-	838,000	1 221	2017/12/19	105893611
	12 LUSITANIA LANE CROYDON	-	4,195,000	1 390	2017/10/31	105752830
	CROYDON (DETAILS WITHHELD *)	-	1,450,000	1 411	2017/04/24	105057010
	9 LUSITANIA LANE CROYDON	-	4,800,000	1 423	2017/06/14	105257716
	CROYDON, 1649, 0	-	4,250,000	1 426	2017/05/30	105195115
	15 OAKBURN LANE CROYDON	-	1,690,000	1 450	2017/10/24	105733477
	2 LUSITANIA LANE CROYDON	-	4,880,000	1 472	2018/01/12	105923724

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

Sales Analysis

45 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	770,000	2,780	277
Average Priced Property	420,825	1,526	276
Lowest Priced Property	30,000	103	292

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
B72784/2007	126,462	A B S A BANK LTD
B19687/1988	59,400	U B S

PROPERTY HISTORY

Document Number	Amount (R)	Holder
T33743/1987	296,862	NEW MACASSAR TRUST

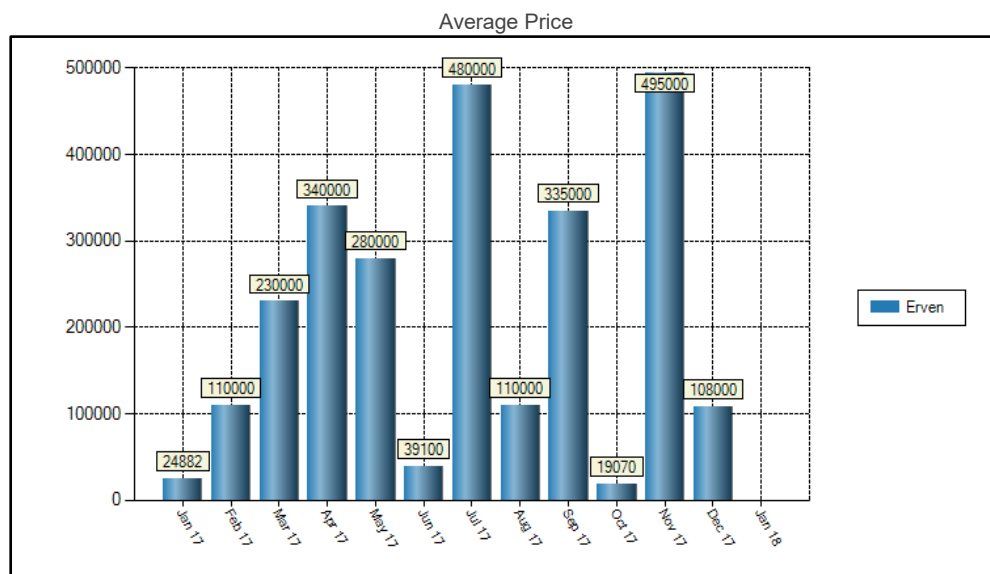
AMENITIES

Name	Type	Distance (m)
Macassar Police Station	Transport and Public Services	761
Zandvliet High School	Education	836
False Bay Ultra City	Transport and Public Services	918
Macassar Fire Station	Transport and Public Services	942
Macassar Sek	Education	1 058
Oklahomastraat Primary	Education	1 077
Macassar Primary	Education	1 102
False Bay 1-Stop	Transport and Public Services	1 121
Marvin Park Primary	Education	1 553

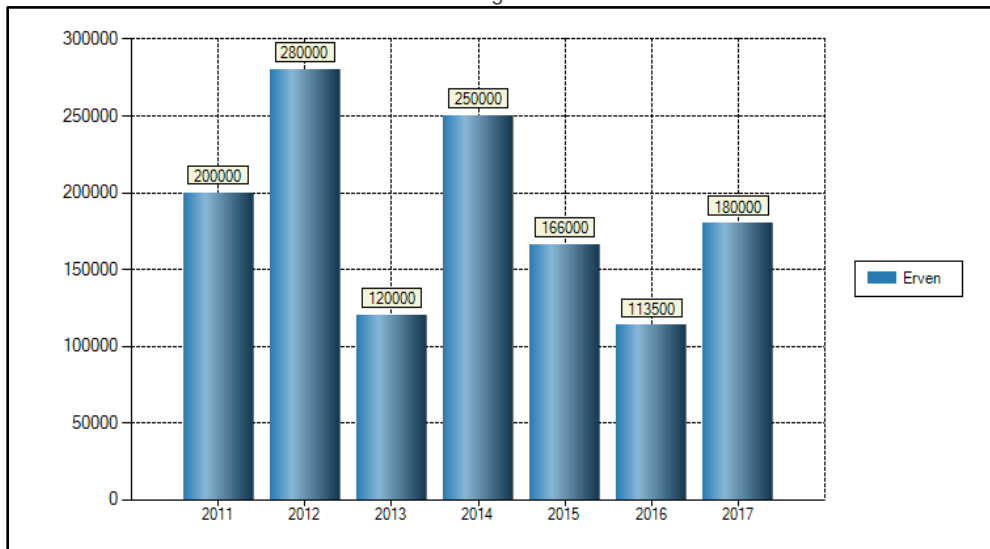
SUBURB TRENDS

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

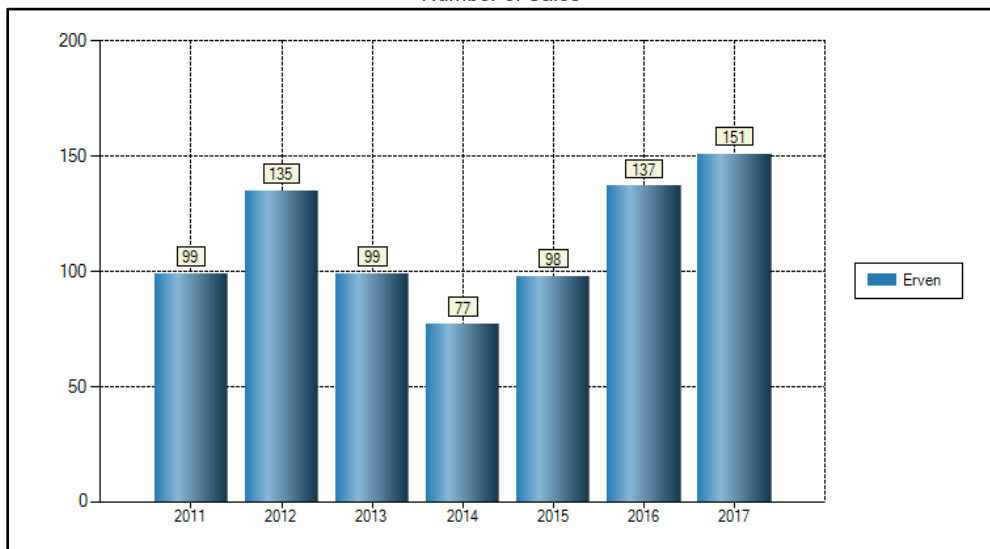
Monthly Trends



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
2011	200,000	99	-	-	-	-	-	-
2012	280,000	135	-	-	-	-	-	-
2013	120,000	99	-	-	-	-	-	-
2014	250,000	77	-	-	-	-	-	-
2015	166,000	98	-	-	-	-	-	-
2016	113,500	137	-	-	-	-	-	-
2017	180,000	151	-	-	-	-	-	-

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