

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
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VAL DE GRACE x10
PO Box 73724, LYNNWOODRIDGE, 0040
Tel: 012 804 2978
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PROPERTY DESCRIPTION

ESTATE LATE: SAMUEL ONUORAH

STAND 1279 KLERKSDORP



10 COETZEE STREET, PIENAARSDORP, KLERKSDORP

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 Executor
Estate Late: Samuel Onuorah

REGISTERED OWNER:

Samuel Onuorah

IDENTITY NUMBER:

680610 6972 18 9

MASTER'S REFERENCE:

12291/2019

SUBJECT PROPERTY:

Stand 1279
Klerksdorp

PHYSICAL ADDRESS:

10 Coetzee Street,
Pienaarsdorp,
Klerksdorp

TITLE DEED NUMBER:

T89738/2006

EXTENT:

248m²

LOCATION:

From the Voortrekker- and Church street intersection in Klerksdorp CBD
Get on Voortrekker Rd and drive east towards Pienaarsdorp for 530m.
Turn left onto Viljoen Street and follow for 70m.
Turn right onto Voortrekker Rd for 300m to 90° turn to left into Coetzee Street.
Follow Coetzee St for 220m to nr 10 on left, on corner of Botha Street.

CO-ORDINATES:

S26 51.818
E26 40.408

ZONING:

Residential 1.

IMPROVEMENTS:

The property is improved with a burnt residential dwelling, which used to consist of a 3-bedroom dwelling.



Out buildings:



MONTHLY RATES AND TAXES:

Rates & Taxes	R835.20
Refuse	169.93
Sundry Service	357.14
Total:	<u>R1 362.27</u>

RATES AND TAXES IN ARREARS:

As on 25 February 2020

Account Number: 550 001 349 81	R49 485.68
Handed Over Account Number: 550 000 978 76	66 590.08
Handed Over Account Number: 550 001 349 81	17 777.18
Total:	<u>R133 852.94</u>

PRICE:

OFFERS FROM R50 000 PLUS ARREAR MUNICIPAL ACCOUNTS AND 6.9% COMMISSION (VAT INCLUDED) WILL BE CONSIDERED

OMNILAND AUCTIONEERS

25 November 2020

WinDeed Property Report

Township **KLERKSDORP**, Erf 1279/0

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	G000002/910
Erf Number	1279	Registered Size	248.0000SQM
Portion Number	0	Municipality	CITY COUNCIL OF KLERKSDORP LOCAL MUNICIPALITY
Township	KLERKSDORP	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.863632 / 26.673472
Deeds Office	PRETORIA		

OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	T89738/2006
Name	ONUARAH SAMUEL	Purchase Date	2006/04/05
ID Number	6806106972189	Purchase Price (R)	240,000
Share (%)	-	Registration Date	2006/07/21

MAPS



PROPERTY INFORMATION

Address	10 COETZEE STREET, PIENAARSDORP, KLERKSDORP
Primary Use	-
Estate	-

Room Configuration

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

General Information

Door Number	-	Roof Type	-
Floor Size (m ²)	-	Wall Type	-
Storeys	-	Construction Year	-

Other Features

Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

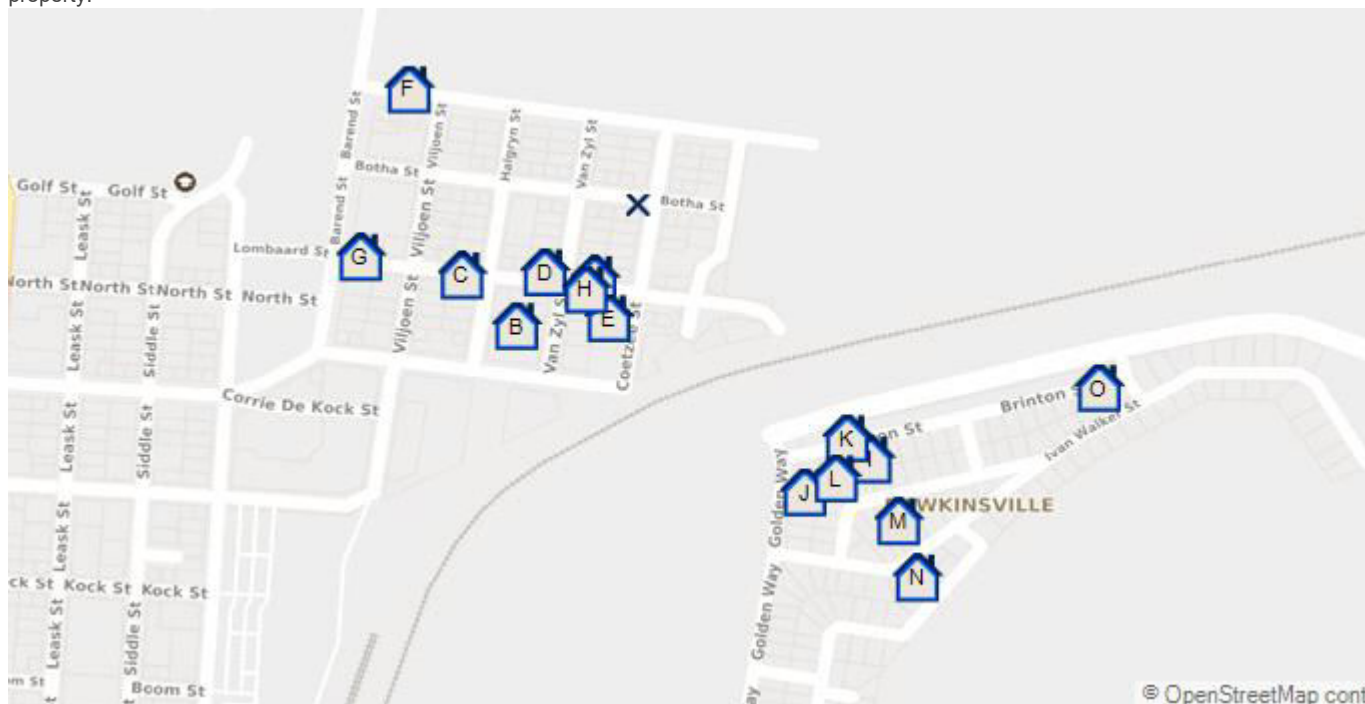
MUNICIPAL VALUATION

Municipal Valuation -
Zoning Usage -

Valuation Year -

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	13 LOMBAARD STREET PIENAARSDORP	248	210,000	119	2018/09/13	2018/11/21
B	20 VOORTREKKER STREET PIENAARSDORP	1 983	1,000,000	215	2017/09/04	2019/10/03
C	24 HALGRYN STREET PIENAARSDORP	495	400,000	224	2019/03/12	2019/06/11
D	17 LOMBAARD STREET PIENAARSDORP	248	260,000	145	2017/06/22	2017/11/01
E	28 COETZEE STREET PIENAARSDORP	496	60,000	160	2017/08/28	2017/10/17
F	KLEYNHANS STREET PIENAARSDORP	992	820,800	285	2017/11/16	2018/11/22
G	BAREND STREET PIENAARSDORP	991	350,000	323	2017/04/19	2018/10/01
H	23 VAN ZYL STREET PIENAARSDORP	495	350,000	135	2017/03/22	2017/04/26
I	11 COMBRINCK STREET DAWKINSVILLE	595	325,000	420	2019/10/04	2019/12/06
J	5 GOLDEN WAY DAWKINSVILLE	615	500,000	414	2019/03/07	2019/05/16
K	6 BRINTON STREET DAWKINSVILLE	595	70,000	384	2017/08/01	2018/02/27
L	7 COMBRINCK STREET DAWKINSVILLE	843	247,000	417	2012/07/11	2017/02/17
M	9 IVAN WALKER STREET DAWKINSVILLE	5 727	385,000	499	2017/07/07	2018/02/05
N	7 BUHRMANN STREET DAWKINSVILLE	603	430,000	568	2019/07/29	2019/12/13
O	25 IVAN WALKER STREET DAWKINSVILLE	648	250,000	573	2019/04/09	2019/07/10

Properties For Sale

Address / Property Description	Size (m ²)	Listing Price (R)	Distance (m)	Listed
KLERKSDORP (DETAILS WITHHELD *)	-	466,000	94	2018/10/23
KLERKSDORP (DETAILS WITHHELD *)	-	350,000	109	2018/10/18
KLERKSDORP (DETAILS WITHHELD *)	-	3,520,000	86	2018/08/09
KLERKSDORP (DETAILS WITHHELD *)	-	1,296,000	125	2018/08/24
KLERKSDORP (DETAILS WITHHELD *)	-	430,000	135	2018/08/03
KLERKSDORP (DETAILS WITHHELD *)	-	545,000	62	2018/04/25
KLERKSDORP (DETAILS WITHHELD *)	-	1,100,000	99	2018/04/25
KLERKSDORP (DETAILS WITHHELD *)	-	290,000	204	2018/12/07
KLERKSDORP (DETAILS WITHHELD *)	-	518,400	151	2018/05/14
KLERKSDORP (DETAILS WITHHELD *)	-	274,000	128	2018/02/13
KLERKSDORP (DETAILS WITHHELD *)	-	250,000	249	2019/01/17
KLERKSDORP (DETAILS WITHHELD *)	-	177,000	114	2017/11/29
KLERKSDORP (DETAILS WITHHELD *)	-	3,050,000	305	2018/09/18
DAWKINSVILLE (DETAILS WITHHELD *)	-	350,000	420	2019/03/20
DAWKINSVILLE (DETAILS WITHHELD *)	-	270,000	501	2019/02/15

* 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	1,000,000	504	1 983
Average Priced Property	377,187	363	1 038
Lowest Priced Property	60,000	121	496

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
KLERKSDORP,1279	-	-
B113469/2006	240,000	STANDARD BANK OF SOUTH AFRICA LTD

PROPERTY HISTORY

Document Number	Amount (R)	Holder
B61832/2001	101,000	STANDARD BANK VAN SUID-AFRIKA LTD
T92694/2001	101,000	NKASHE PULANE AGNES
T92694/2001	101,000	NKASHE DAVID NDUMISO
T54843/1986	31,500	WILLEMANS SARAH ANN
T20274/1974	-	JACOBS JOHAN CHRISTIAAN
B68273/1986	15,000	SA PERM

AMENITIES

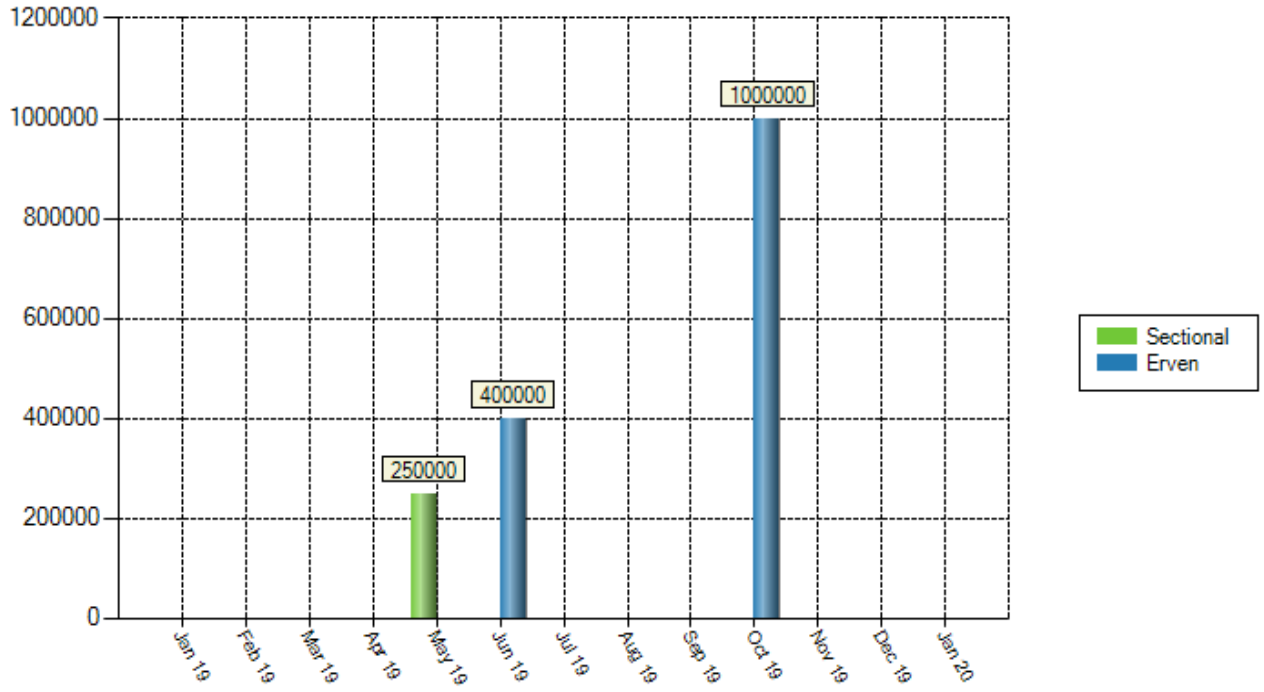
Name	Type	Distance (m)
Hoër Tegniese Skool Klerksdorp	Education	508
Klerksdorp Primary School	Education	509
Laerskool Unie	Education	568
Klerksdorp	Transport and Public Services	714
St Conrad'S College	Education	1 177
Educators High School	Education	1 180
Overvaal Private School	Education	1 181
Milner Secondary	Education	1 205
President	Education	1 275
Hoerskool Klerksdorp	Education	1 571
Klerksdorp Methodist Primary School	Education	1 869

SUBURB TRENDS

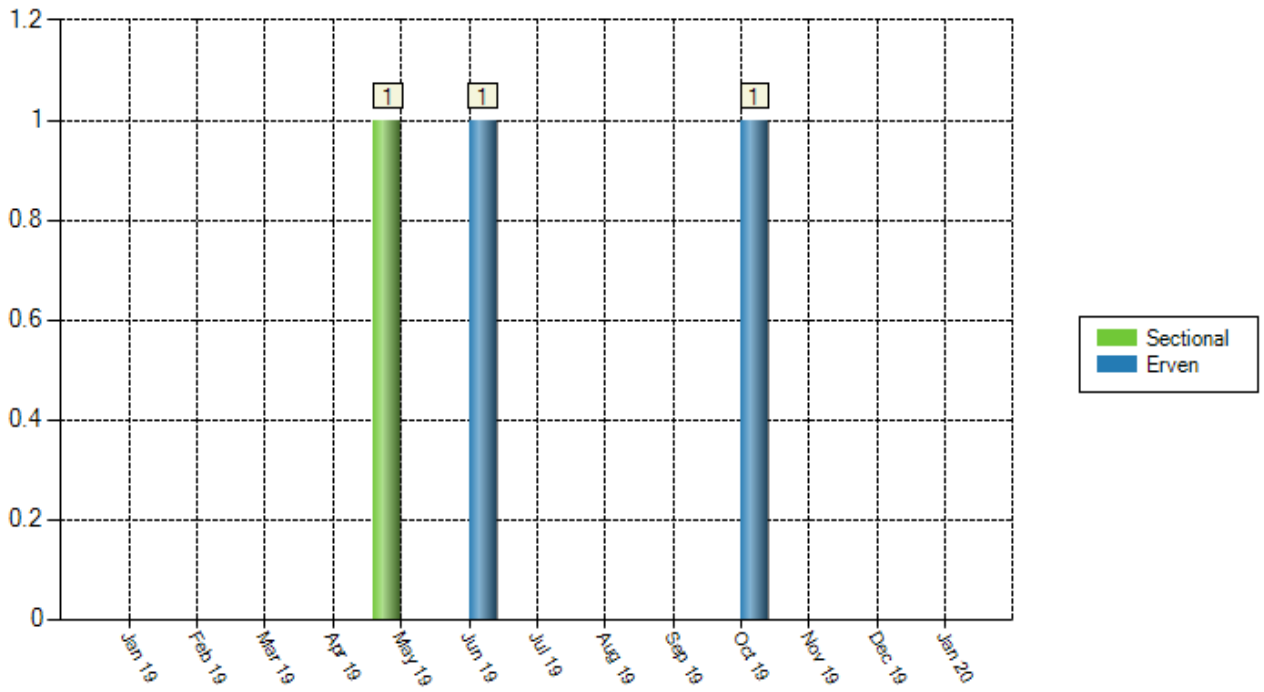
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

Monthly Trends

Average Price

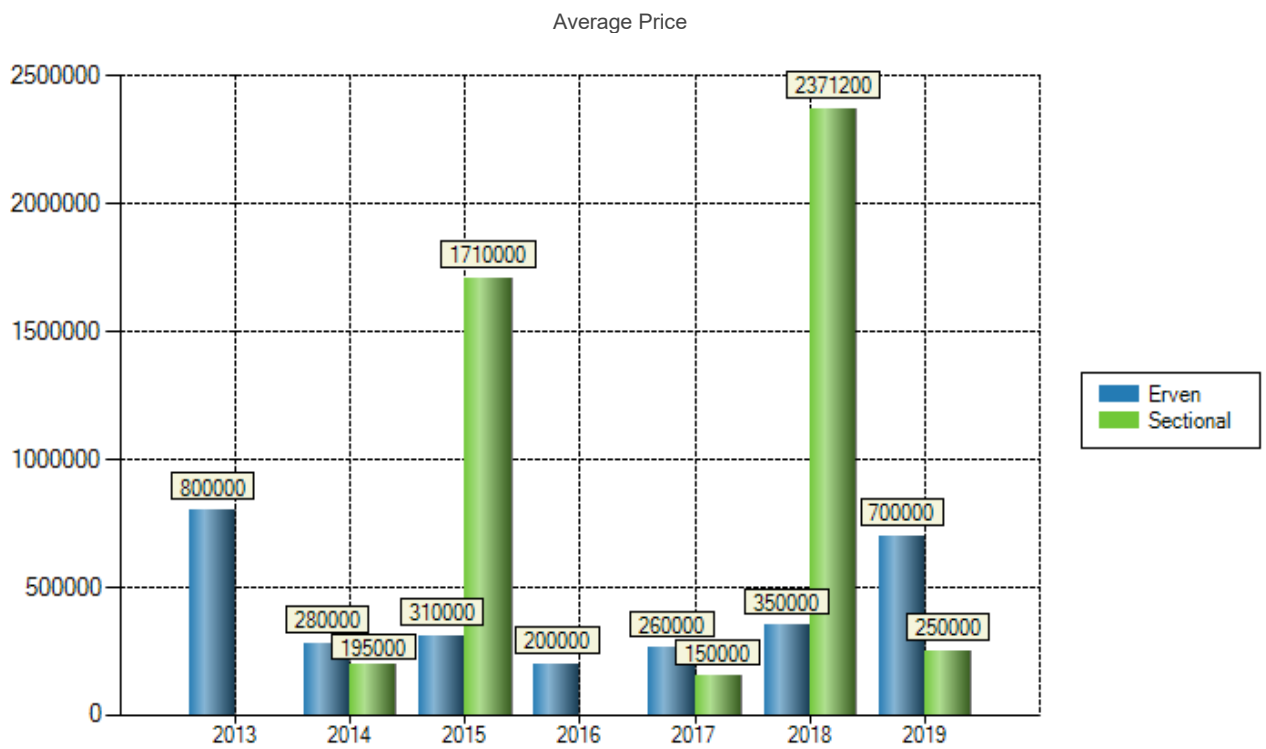


Number of Sales

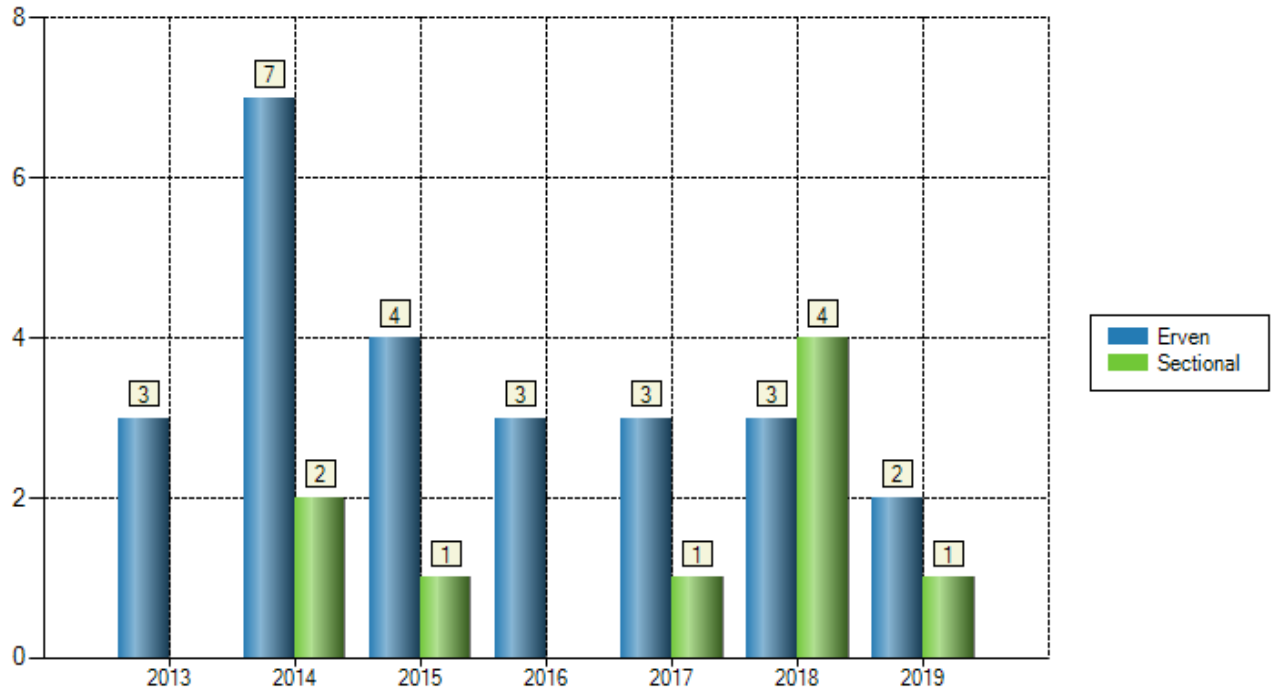


	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
Jan 19	-	-	-	-	-	-	-	-
Feb 19	-	-	-	-	-	-	-	-
Mar 19	-	-	-	-	-	-	-	-
Apr 19	-	-	-	-	-	-	-	-
May 19	-	-	250,000	1	-	-	-	-
Jun 19	400,000	1	-	-	-	-	-	-
Jul 19	-	-	-	-	-	-	-	-
Aug 19	-	-	-	-	-	-	-	-
Sep 19	-	-	-	-	-	-	-	-
Oct 19	1,000,000	1	-	-	-	-	-	-
Nov 19	-	-	-	-	-	-	-	-
Dec 19	-	-	-	-	-	-	-	-
Jan 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	800,000	3	-	-	-	-	-	-
2014	280,000	7	195,000	2	-	-	-	-
2015	310,000	4	1,710,000	1	-	-	-	-
2016	200,000	3	-	-	-	-	-	-
2017	260,000	3	150,000	1	-	-	-	-
2018	350,000	3	2,371,200	4	-	-	-	-
2019	700,000	2	250,000	1	-	-	-	-

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