

# Property Report



**Client:** SA Property Investors Network  
**User:** Heron Van Der Westhuizen  
**Tracking #:** Blueprint\_Prop:20210830113524  
**Report Date:** 2021/08/30  
**Report #:** 46963968

## Property Details

<b>Property Type:</b>	SECTIONAL TITLE	<b>Legal Description:</b>	Sect 92 of plan 746/2006 known as TULIP GARDENS Situated at Erf 2009 VORNA VALLEY EXT 58 CITY OF JOHANNESBURG GAUTENG
<b>Province:</b>	GAUTENG	<b>Municipality:</b>	City of Johannesburg
<b>Township:</b>	VORNA VALLEY EXT 58	<b>Portion #:</b>	0
<b>Erf #:</b>	2009	<b>Sectional Title Unit #:</b>	92
<b>Sectional Title Name:</b>	SS TULIP GARDENS(746/2006)	<b>Street:</b>	Not Available
<b>Suburb:</b>	Vorna Valley	<b>Last Sales Price:</b>	R 575 000
<b>Street #:</b>	Not Available	<b>Coordinates (Lat\ Long):</b>	<a href="#">Google Maps: -26.0048, 28.1128</a>   <a href="#">Street View</a>
<b>Last Sales Date:</b>	20170413	<b>SG Code:</b>	TOIR09520000200900000
<b>Unit Size:</b>	70 m <sup>2</sup>		
<b>Mother Erf Size:</b>	8575 m <sup>2</sup>		
<b>Estimate Size Under Roof:</b>	Not Available		

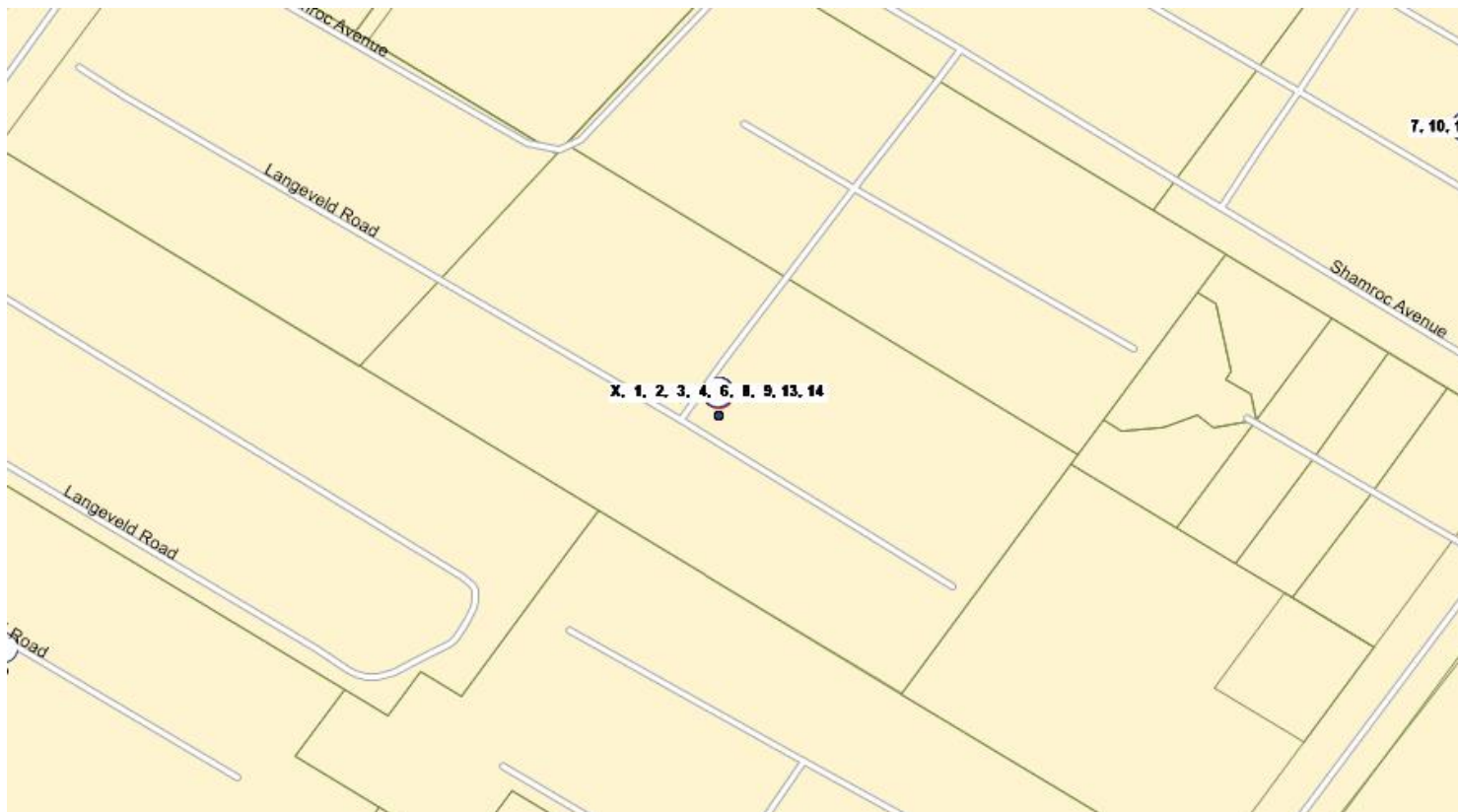
## Owner Details



Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
WESTHUIZEN PIETER HERONYMUS VAN DER	7905185006080	ST64625/2017		Not Available

## Imagery





Street Address	Township	Erf   Portion	Unit   Sectional Title	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash					
1 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	138   SS TULIP GARDENS	20210629		R 630 000	69 m <sup>2</sup>	R 9 130	0	<input type="checkbox"/>	2	2.0	-	69	
2 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	79   SS TULIP GARDENS	20210311		R 670 000	70 m <sup>2</sup>	R 9 571	0	<input type="checkbox"/>	2	1.0	-	70	
3 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	20   SS TULIP GARDENS	20210527		R 600 000	70 m <sup>2</sup>	R 8 571	0	<input type="checkbox"/>	2	2.0	-	70	
4 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	14   SS TULIP GARDENS	20200806	20201201	R 630 000	70 m <sup>2</sup>	R 9 000	0	<input type="checkbox"/>	2	1.0	-	70	
5 29 LANGEVELD ROAD VORNA VALLEY	VORNA VALLEY EXT 19	2016   3	52   SS SAN BERNADINO	20210126	20210430	R 620 000	70 m <sup>2</sup>	R 8 857	158	<input type="checkbox"/>	1	1.0	-	70	
6 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	137   SS TULIP GARDENS	20200812	20210324	R 620 000	69 m <sup>2</sup>	R 8 986	0	<input checked="" type="checkbox"/>	2	2.0	-	69	
7 14 PRETORIUS ROAD VORNA VALLEY	VORNA VALLEY EXT 54	2000   0	23   SS SHAMROC	20210305	20210716	R 710 000	75 m <sup>2</sup>	R 9 467	166	<input type="checkbox"/>	2	2.0	-	75	
8 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	136   SS TULIP GARDENS	20200622	20201027	R 655 000	69 m <sup>2</sup>	R 9 493	0	<input type="checkbox"/>	3	0.0	-	69	
9 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	9   SS TULIP GARDENS	20200615	20201201	R 680 000	70 m <sup>2</sup>	R 9 714	0	<input type="checkbox"/>	2	1.0	-	70	
10 14 PRETORIUS ROAD VORNA VALLEY	VORNA VALLEY EXT 54	2000   0	41   SS SHAMROC	20200928	20210317	R 690 000	70 m <sup>2</sup>	R 9 857	166	<input type="checkbox"/>	2	1.0	-	70	
11 14 PRETORIUS ROAD VORNA VALLEY	VORNA VALLEY EXT 54	2000   0	90   SS SHAMROC	20200807	20201109	R 650 000	70 m <sup>2</sup>	R 9 286	166	<input type="checkbox"/>	-	0.0	-	70	
12 14 PRETORIUS ROAD VORNA VALLEY	VORNA VALLEY EXT 54	2000   0	37   SS SHAMROC	20200905	20210218	R 680 000	69 m <sup>2</sup>	R 9 855	166	<input type="checkbox"/>	2	1.0	-	69	
13 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	11   SS TULIP GARDENS	20200204	20200828	R 680 000	70 m <sup>2</sup>	R 9 714	0	<input type="checkbox"/>	2	1.0	-	70	
14 VORNA VALLEY	VORNA VALLEY EXT 58	2009   0	59   SS TULIP GARDENS	20200205	20200911	R 690 000	70 m <sup>2</sup>	R 9 857	0	<input type="checkbox"/>	2	1.0	-	70	
15 14 PRETORIUS ROAD VORNA VALLEY	VORNA VALLEY EXT 54	2000   0	100   SS SHAMROC	20200630	20201117	R 640 000	70 m <sup>2</sup>	R 9 143	166	<input checked="" type="checkbox"/>	-	-	-	-	

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 656 333

## Municipal Valuation

**Municipal Valuation:** R 505 000  
**Rating Period:** 2020/2021  
**Usage Category:** RESIDENTIAL

**Year of Valuation:** 2018  
**Estimated Monthly Rates:** R 339  
**Usage:** RESIDENTIAL

## Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

## Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
ABSA	R 517 500	SB37632/2017	20170906

## Other Endorsements

No endorsements info on the selected property.

## Servitudes

Servitude Type	Tag Value	Geometry	Area/Line
Unclassified Urban	12374/2005	20 m <sup>2</sup>	Area
Unclassified Urban	725/1996001	1649 m <sup>2</sup>	Area
Unclassified Urban	725/1996002	283 m <sup>2</sup>	Area

## Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
PRIVATE PERSON	PRIVATE PERSON	20170906	20170413	R 575 000	ST64625/2017
PRIVATE PERSON	PRIVATE PERSON	20070810	20070205	R 482 000	ST108008/2007
COMPANY		20060830			ST746-92/2006

### Transfer Summary for past 3 months

**Max Transfer in the Suburb:** R 2 289 000    **Min Transfer in Suburb:** R 451 500    **Total Transfers:** 32

## Street Transfer History

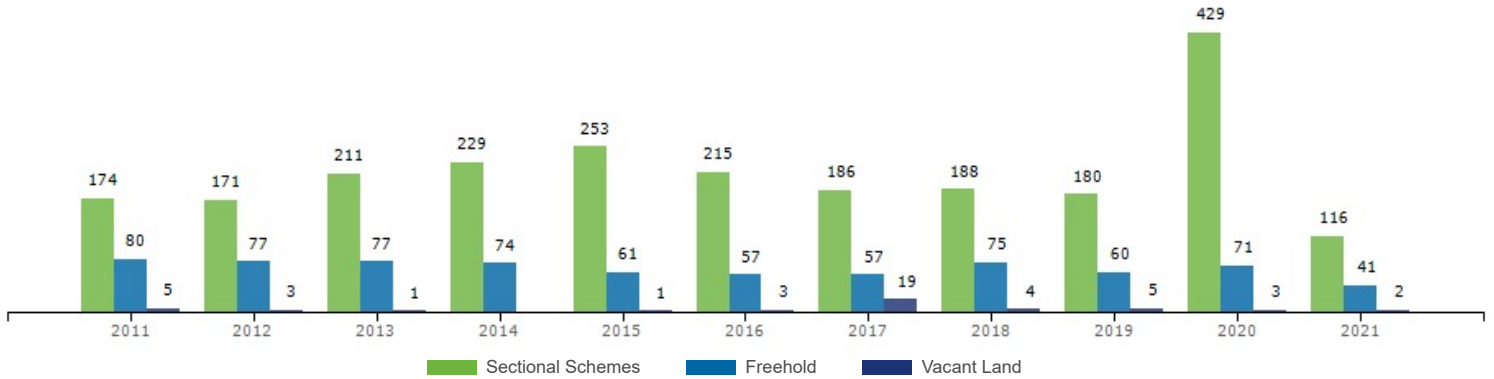
No transfers were returned for the selected property's street, or no street details exist.



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity	Type	Distance (km)
Grand Central Airport	Airport	3.17 km
Engen Waterfall Convenience Centre	FillingStation	0.40 km
BP Africa Waterfall Service Centre	FillingStation	0.46 km
BP	FillingStation	0.48 km
Gautrain Bus Stop	BusStation	0.50 km
Gautrain Bus Stop	BusStation	2.06 km
Avis - Gautrain - Midrand	CarRental	2.44 km
Marks Sports Therapy And Hyperbaric Centre	Hospital/Clinic	1.09 km
Vismed Medical Centre	Hospital/Clinic	1.11 km
Dr Warwick Phipps	Hospital/Clinic	1.12 km
South African Police Service - Midrand	PoliceStation	1.45 km
Midway Preschool	PrePrimarySchool	0.17 km
Activ Kids Day Nursery	PrePrimarySchool	0.20 km
Bonsai Day Care and Nursery School	PrePrimarySchool	0.41 km
Waterfall Shopping Centre	ShoppingCentre	0.52 km
Nagiahs Mall	ShoppingCentre	0.64 km
Crescent Heights Shopping Centre	ShoppingCentre	1.00 km
Dyna Training	TertiaryInstitution	0.42 km
Varsity College - Midrand Campus	TertiaryInstitution	1.15 km
Damelin - Midrand	TertiaryInstitution	1.35 km

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