

Property Value Buyer Report - NO PI



Jane Smith

REPORT
88EDAAED-6B1D-4798-A697-801DF98951E5

Property Details

FREEHOLD



De Kelders, Western Cape

Suburb: De Kelders

LEGAL
Erf 123

Township: "DE KELDERS"

Mun: "GANSBAAI MUN"

Province: "WESTERN CAPE"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
595 m²

LAND SIZE (CADASTRAL)
596 m²

LAST SALES PRICE
R2 400 000

LAST SALES DATE
2024/04/11



	Address	Erf Portion	Average Owner Age	Period of Ownership	Toolkit Activity
1	123 Street Name, Area, 1234	123 0	50	19	Activity
2	123 Street Name, Area, 1234	123 0	30	13	Activity

Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY

R 2 800 000

ESTIMATED VALUE RANGE OF PROPERTY

R 2 280 000 - R 3 450 000

LOW

HIGH

An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. The confidence gauge indicates the probability that the estimated value is correct within 20% of the predicted value.

Municipal Valuation

VALUATION AMOUNT

R 1 705 000

ESTIMATED MONTHLY RATES

R 598 .17

YEAR OF VALUATION

2023

RATING PERIOD

2023/2024

USAGE CATEGORY

RESIDENTIAL

USAGE

RESIDENTIAL

Property Affordability (Pre-calculated)

What are the costs involved in purchasing the property?

How much would the once off fees of buying this property be?

ESTIMATED REGISTRATION AND TRANSFER COST

R 210 736.13

Total bond registration costs

R 59 768

Deeds office fee for bond registration

R 2 281.00

Conveyancer's fee - Bond registration

R 48 788.75

Registration sundries, postage and petties

R 1 380.00

Bond VAT

R 7 318.31

Total Property Transfer Costs

R 150 968

Conveyancer's transfer fee

R 48 788.75

Deeds office fee for property transfer

R 2 281.00

Transfer duty

R 91 200.00

Transfer VAT

R 7 318.31

Transfer sundries, postage and petties

R 1 380.00

What are the estimated monthly costs once I own the property?

R 28 622 p/m

Purchase price

R 2 800 000.00

Prime interest rate

10.5%

Loan terms (years)

20

Bond installment

R 27 954.64

Rates and taxes

R 598.17

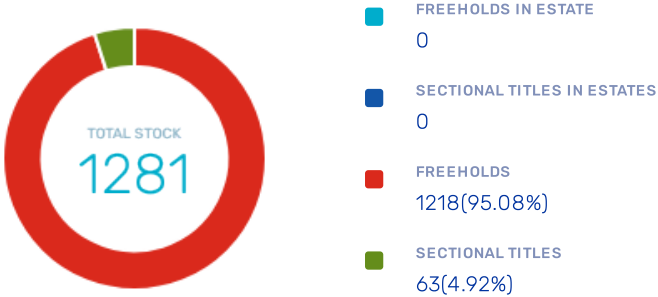
Monthly administration fee

R 69

What happens if I pay extra every month?

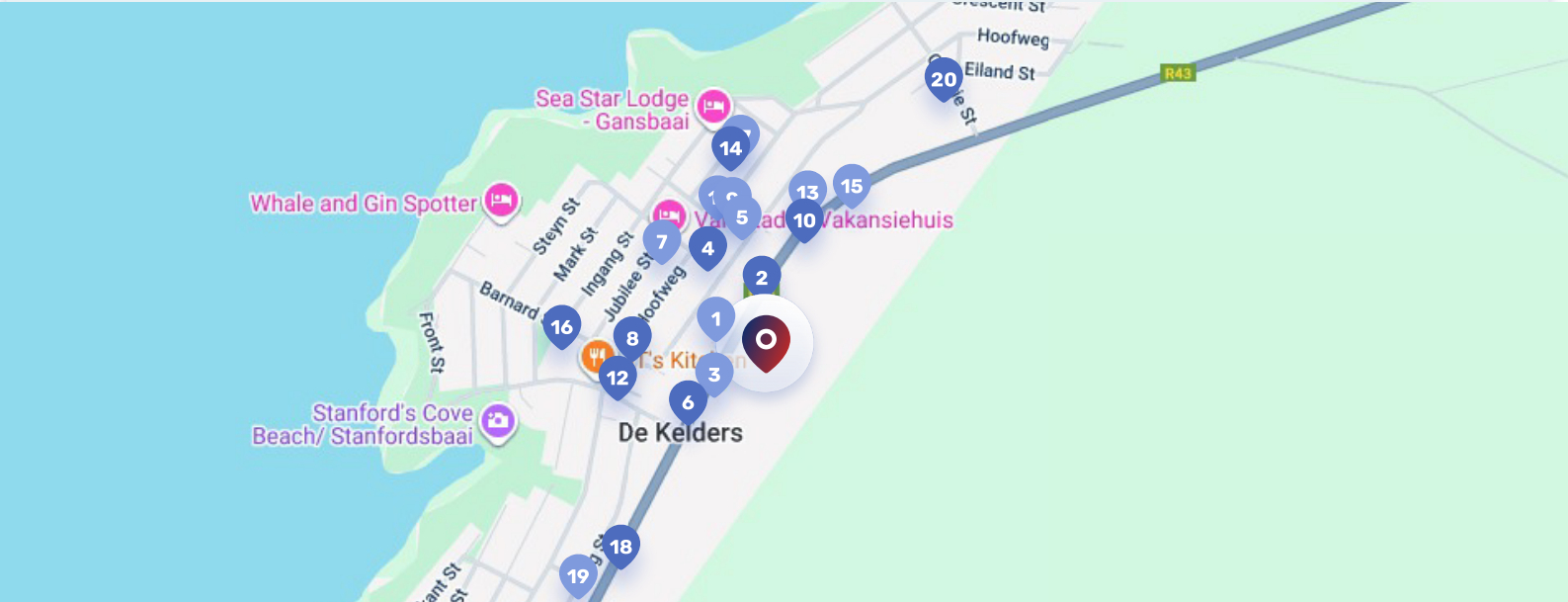
	NO ADDITIONAL PAYMENT	ADDITIONAL 5%	ADDITIONAL 10%	ADDITIONAL 15%
Additional Monthly Payment	R 0	R 1 397.73	R 2 795.46	R 4 193.20
Total Monthly Payment	R 27 954.64	R 29 352.37	R 30 750.10	R 32 147.84
Total Interest	R 3 909 111.00	R 3 264 294.50	R 2 823 789.80	R 2 498 701.00
Total Interest Saved	R 0	R 644 819.06	R 1 085 323.90	R 1 410 412.50
Loan Term (Months)	240	207	183	165
Loan Term (Years)	20	17.25	15.25	13.75
Months Saved	0	33	57	75
Total Loan Repayment	R 6 709 111.00	R 6 064 294.50	R 5 623 790.00	R 5 298 701.00

Market Stock



Suburb Demographics

AVERAGE HOUSEHOLD INCOME RANGE	PREDOMINANT LSM
R26,000 - R40,000	LSM 9 Low
NUMBER OF ADULTS	
1001	



DE KELDERS, Western Cape

ERF 123, Overstrand Municipality
219 m Estimated Area Under Roof
595 m ERF Size
3 Bedrooms 3 Bathrooms 2 Garages

Average Sales Price
R 2 520 875

	Address	Erf Portion	Sectional Scheme	Unit	Average Owner Age	Period of Ownership	Toolkit Activity
1	123 Street Name, Area, 1234	123 0	SS NAME	9	40	4	Activity
2	123 Street Name, Area, 1234	123 0	SS NAME	3	28	8	Inactivity
3	123 Street Name, Area, 1234	123 0	SS NAME	1	50	24	Activity
4	123 Street Name, Area, 1234	123 0	SS NAME	2	28	14	Activity
5	123 Street Name, Area, 1234	123 0	SS NAME	9	45	14	Activity
6	123 Street Name, Area, 1234	123 0	SS NAME	127	52	16	Activity
7	123 Street Name, Area, 1234	123 0	SS NAME	1	28	11	Activity
8	123 Street Name, Area, 1234	123 0	SS NAME	2	49	23	Inactivity
9	123 Street Name, Area, 1234	123 0	SS NAME	15	35	2	Inactivity
10	123 Street Name, Area, 1234	123 0	SS NAME	4	52	6	Activity

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Offer to purchase

Transfer History

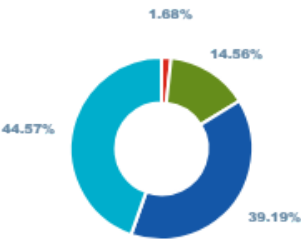
2024	■ BUYER	Natural Person	REG DATE	2024/06/25	PURCHASE DATE	2024/04/11
	♥ SELLER	Natural Person	TITLE DEED NO.		PURCHASE PRICE	R 2 400 000
2017	■ BUYER	Natural Person	REG DATE	2017/10/13	PURCHASE DATE	2017/08/16
	♥ SELLER	Natural Person	TITLE DEED NO.		PURCHASE PRICE	R 1 425 000

Age of Owners

PENSIONER: > 65 MATURE: 50 - 64 MIDDLE AGED: 36 - 49 YOUTH/ADULT: 18 - 35

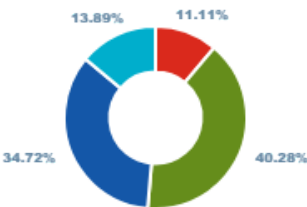
OCT 2024 - SEP 2025

Stable Owners



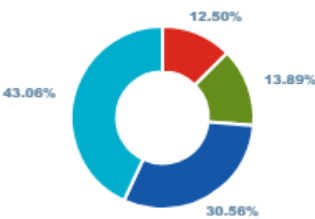
OCT 2024 - SEP 2025

Recent Buyers



OCT 2024 - SEP 2025

Recent Sellers

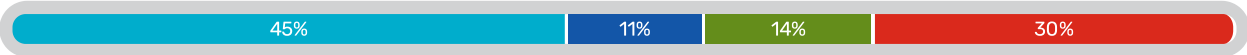


Period of Ownership

> 11 YEARS 8 - 10 YEARS 5 - 7 YEARS < 5 YEARS

OCT 2024 - SEP 2025

Existing Owners

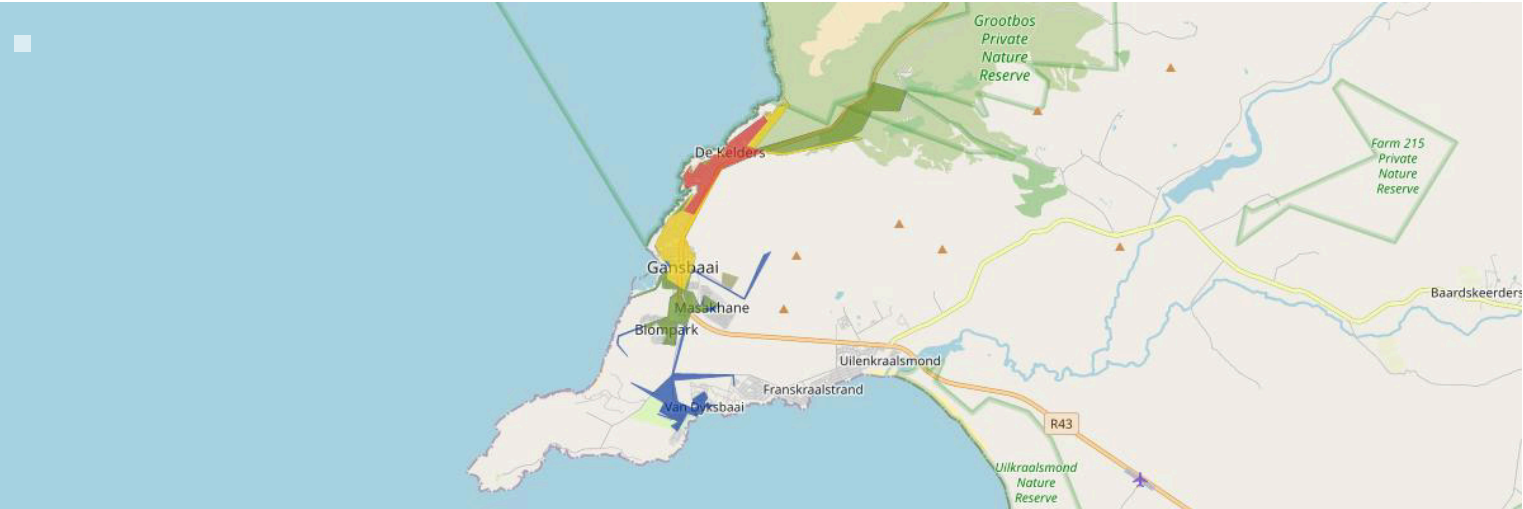


OCT 2024 - SEP 2025

Recent Sellers



Drive Times



Amenities

**FILLING STATION**

2.21 km

Central Garage

2.37 km

Birkenhead Motors

2.62 km

Gansbaai Motors

**POLICE STATION**

1.95 km

South African Police Service
Gansbaai Police Station

68.64 km

South African Police Service
Struisbaai

**BEACH**

2.77 km

Klipgat se Plaas

3.31 km

Hardlopersbank

6.6 km

Uilenskraal Beach

**BUS STATION**

No bus stations in the proximity

**SHOPPING CENTRE**

2.45 km

Christo Shopping Centre

2.46 km

Carlo Shopping Centre

2.5 km

Protea Shopping Centre

**HOSPITAL/CLINIC**

3.25 km

Gansbaai Clinic

66.41 km

Struisbaai Clinic

**EDUCATION**

2.25 km

De Kleine Gansies Speelskool

2.31 km

Patrick Ushe

2.21 km

Musiek Onderrig

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