

Property Value Seller Report - NO PI

123 Street Name, City, Province



Jane Smith

REPORT
B16161D8-E73D-4901-8909-78DB0312B1EB

Property Details

FREEHOLD

123 Street Name, City, Province

Suburb: Suburb Name

LEGAL
RE of Erf

Township: "POTCHEFSTROOM"

Mun: "JB MARKS LOCAL MUNICIPALITY"

Province: "NORTH-WEST"

Coordinates:

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

LAND SIZE (REGISTERED)
1427 m²

LAND SIZE (CADASTRAL)
1430 m²

LAST SALES PRICE
R2 500 000

LAST SALES DATE
2024/06/04



Automated Valuation Details

ESTIMATED VALUE OF YOUR PROPERTY

R 2 840 000

ESTIMATED VALUE RANGE OF PROPERTY

R 2 130 000 - R 3 790 000



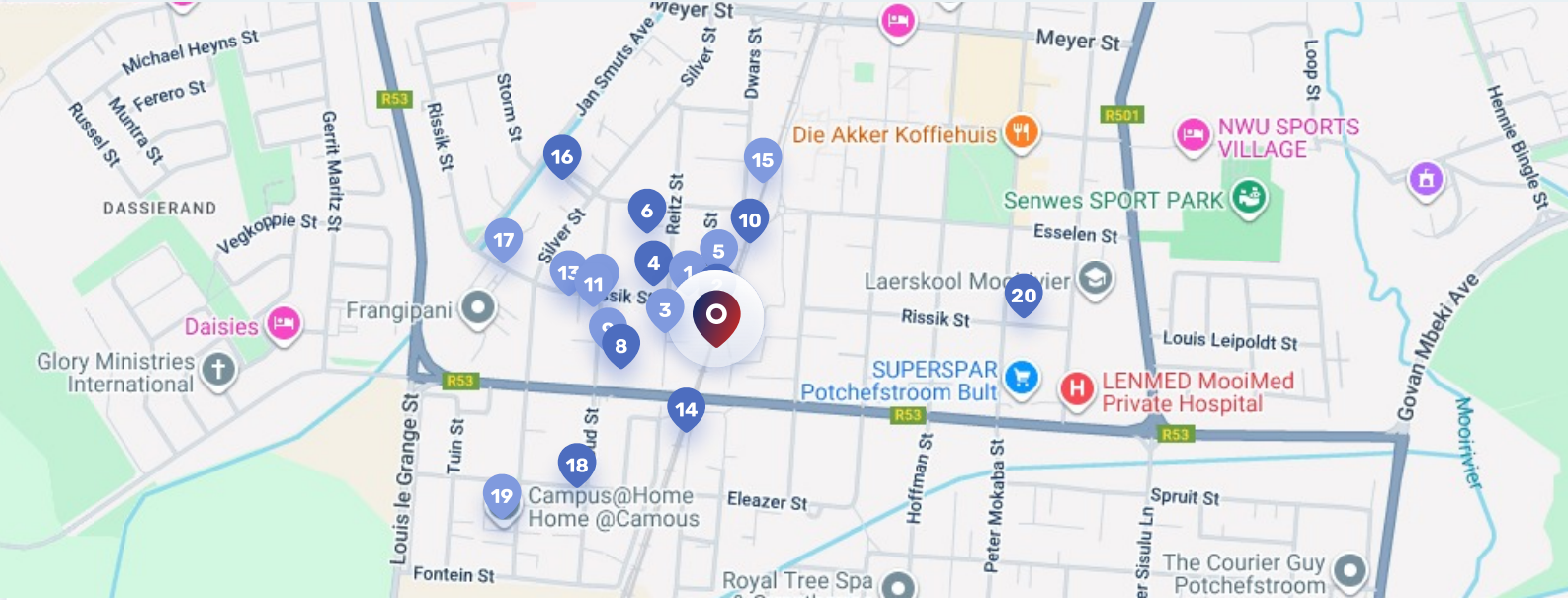
An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.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

Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE UNIT	ERF PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2025/06/03	2025/03/03	ST12345/2025	SS NAME 1	1234 0	R 500 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE UNIT	ERF PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2025/04/30	2025/02/04	ST12345/2025	SS NAME 1	1234 0	R 500 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE UNIT	ERF PORTION	PURCHASE PRICE
Legal Entity	Natural Person	2025/04/08	2024/11/15	ST12345/2025	SS NAME 1	1234 0	R 505 000

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 1 400 000	na	2024		RESIDENTIAL	RESIDENTIAL



123 Street, POTCHEFSTROOM, North West

ERF 1234, JB Marks Municipality

180 m² Estimated Area Under Roof

1427 m² ERF Size

1 Bedrooms 1 Bathrooms 0 Garages

Average Sales Price
R 2 506 750

	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	123 Street Name	1234 0	37	2024/12/19	2024/10/08	1428 R 1 120/m2	37 R43 243/m2	R 1 600 000	1	1	2
2	123 Street Name	1234 0	82	2025/01/30	2024/08/01	1318 R 1 791/m2	-	R 2 360 000			
3	123 Street Name	1234 0	83	2024/09/11	2024/04/03	952 R 1 891/m2	233 R7 725/m2	R 1 800 000	3		2
4	123 Street Name	1234 0	107	2025/06/27	2024/11/15	813 R 2 337/m2	145 R13 103/m2	R 1 900 000	3		1
5	123 Street Name	1234 0	125	2025/02/17	2024/11/19	785 R 2 166/m2	196 R8 673/m2	R 1 700 000	3	2	2
6	123 Street Name	1234 0	225	2024/10/15	2024/07/13	1361 R 2 083/m2	419 R6 766/m2	R 2 835 000	4		3
7	123 Street Name	1234 0	228	2024/12/11	2024/10/04	1000 R 2 920/m2	386 R7 564/m2	R 2 920 000 cash	11		2.5
8	123 Street Name	1234 0	229	2023/11/15	2023/08/14	1427 R 1 507/m2	42 R51 190/m2	R 2 150 000	1		
9	123 Street Name	1234 0	235	2024/08/08	2024/01/20	1256 R 1 664/m2	269 R7 769/m2	R 2 090 000	6		2
10	123 Street Name	1234 0	239	Offer to purchase	2025/02/07	1427 R 2 242/m2	244 R13 114/m2	R 3 200 000	6	2.5	1
11	123 Street Name	1234 0	241	2025/05/30	2025/01/24	1052 R 2 376/m2	342 R7 309/m2	R 2 500 000	5	2	2
12	123 Street Name	1234 0	294	2025/02/07	2024/10/20	1713 R 2 102/m2	267 R13 483/m2	R 3 600 000 cash	3		3

ADDRESS		ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
13	123 Street Name	1234 0	308	2025/05/19	2024/11/20	969 R 2 559/m2	260 R9 538/m2	R 2 480 000	11	5	2
14	123 Street Name	1234 0	319	Offer to purchase	2025/06/03	952 R 3 151/m2	-	R 3 000 000	3	2	
15	123 Street Name	1234 0	389	2024/10/25	2024/05/14	1428 R 2 731/m2	-	R 3 900 000			
16	123 Street Name	1234 0	468	2024/07/26	2024/06/02	1331 R 1 503/m2	-	R 2 000 000	5	3	2
17	123 Street Name	1234 0	493	2025/06/11	2025/02/28	1000 R 2 000/m2	385 R5 194/m2	R 2 000 000	4	2	
18	123 Street Name	1234 0	547	2025/01/07	2024/02/11	1428 R 1 821/m2	106 R24 528/m2	R 2 600 000	2	1	
19	123 Street Name	1234 0	728	Offer to purchase	2025/08/12	952 R 2 101/m2	235 R8 510/m2	R 2 000 000	5	2.5	
20	123 Street Name	1234 0	881	2025/05/12	2025/01/23	1428 R 2 451/m2	-	R 3 500 000 cash	5	2.5	

Offer to purchase

Transfer History

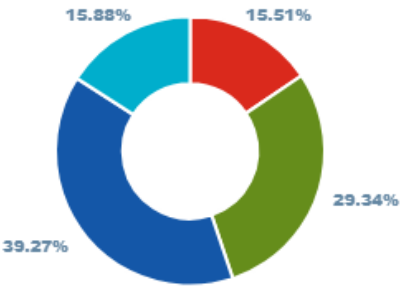
2024	BUYER Natural Person	REG DATE 2024/10/15	PURCHASE DATE 2024/06/04
	SELLER Natural Person	TITLE DEED NO. T12345/2017	PURCHASE PRICE R 2 500 000
2001	BUYER Natural Person	REG DATE 2001/09/26	PURCHASE DATE 2001/04/01
	SELLER Natural Person	TITLE DEED NO. T12345/2000	PURCHASE PRICE R 135 000

Age of Owners

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

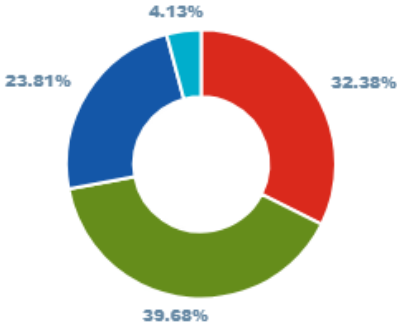
SEP 2024 - AUG 2025

Stable Owners



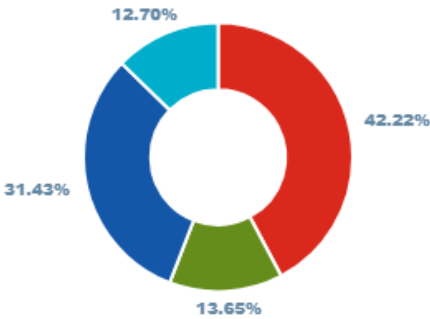
SEP 2024 - AUG 2025

Recent Buyers



SEP 2024 - AUG 2025

Recent Sellers



Period of Ownership

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

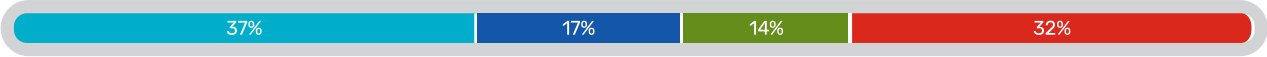
SEP 2024 - AUG 2025

Existing Owners



SEP 2024 - AUG 2025

Recent Sellers



Amenities



FILLING STATION

- 0.39 km Engen Bult Convenience Centre
- 0.69 km Kampus
- 0.89 km Bult Diensstasie



POLICE STATION

- 0.42 km South African Police Service Piet Plessis Police Station
- 0.46 km South African Police Service Dog Unit Potchefstroom
- 1.24 km South African Police Service Dog Unit Potchefstroom



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.08 km Cachet Park Shopping Centre
- 1.66 km West Acres Shopping Centre
- 2.04 km Kerkstraat Wandellaan Shopping Centre



HOSPITAL/CLINIC

- 0.62 km Dr M Botha
- 0.82 km Medical - Potchefstroom Mj Kleynhans
- 0.88 km Mediclinic Potchefstroom



EDUCATION

- 0.16 km Procure Preschool
- 0.44 km Lavaria Club Huis
- 0.56 km Potchefstroomse Christenskool

Disclaimer

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