

Automated Valuation Report

windeed

A LexisNexis® Product

REPORT INFORMATION

Date Requested 2013/08/01
Reference Sample Report

PROPERTY INFORMATION

This section contains important registered property information.

Property Type	Freehold	Size (Registered)	500
Erf Number	12345	Size (Cadastral)	500
Portion	0	Coordinates (Lat/Long)	6.378768 / -33.950587
Township	CAMPS BAY	Last Sales Price (R)	-
Municipality	CITY OF CAPE TOWN	Last Sales Date	2007/12/13
Province	WESTERN CAPE	LPI Code	C01600170006068700000
Address			

OWNER INFORMATION (1)

This section contains information about the registered owner(s).

#	Name	ID/Registration Number
1	DOE JANE	5312319999086

BOND INFORMATION (1)

This section displays bonds and other endorsements registered against the property.

#	Bond Number	Bond Amount (R)	Registration Date	Institution
1	65421/2008	1,000,000	2013/06/01	ABSA

TRANSFER HISTORY

This section displays details of the most recent transfers that took place.

Buyer	Seller	Reg Date	Purchase Date	Purchase Price (R)	Title Deed
DOE JANE	JOHN SMITH		2013/07/01	-	T125/2001

VALUATION INFORMATION

The **Estimated Value** comes from a sophisticated statistical calculation of values from various sources including the Surveyor General Office, Deeds Office (recent sales in the area), banks and estate agents. It is a GUIDE and should be used with other available information – such as known improvement or deterioration of the property/dwelling since the last date of sale.

The **Safety Score** is the percentage of probability that the **Estimated Value** is reasonable and not over-inflated. This is especially useful to a lender (i.e. bank) to make sure the amount of the bond is reasonable for the property. A score over 70% is considered "High".

The **Accuracy Score** is another statistical figure that determines the probability that the **Estimated Value** will be within 20% of the selling price. This is especially useful for buyers and sellers of a property. A score over 60% is considered "High".

Expected High	R6 000 000.00	Safety Score	65%%
Estimated Value	R4 000 000.00	Accuracy Score	80%%
Expected Low	R2 000 000.00	Confidence Level	High

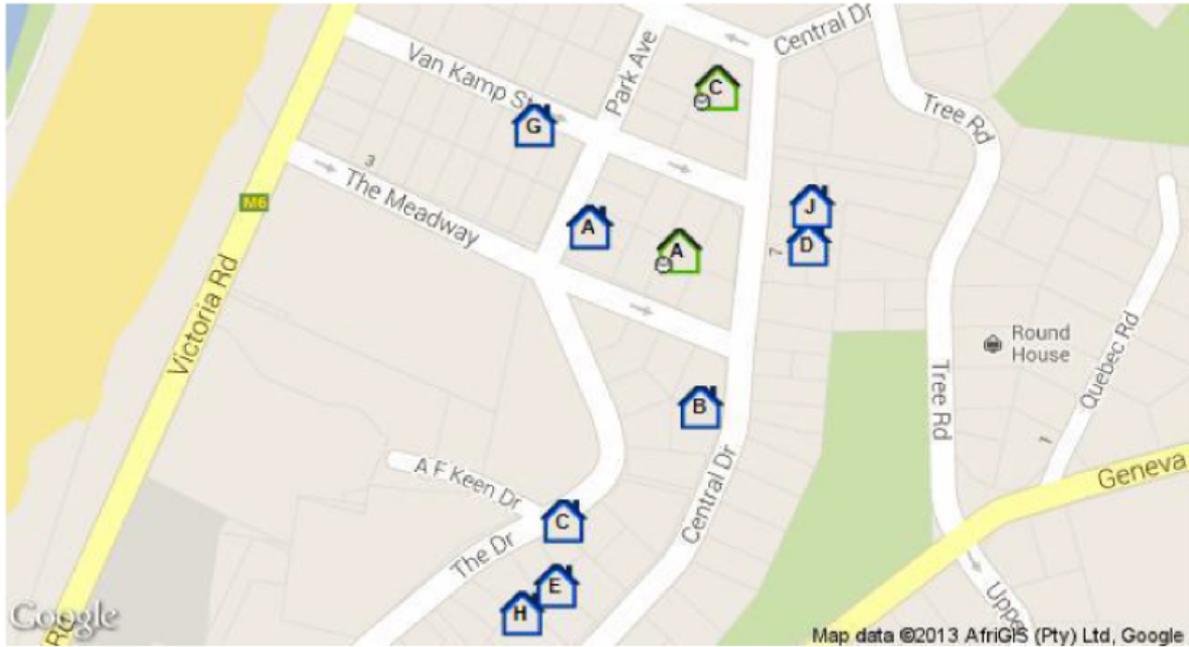
MUNICIPAL VALUATION

The Municipal Valuation details are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

Municipal Valuation	R4 000 000.00
Year of Valuation	2009
Zoning Usage	1 DWELLING RES

COMPARATIVE SALES

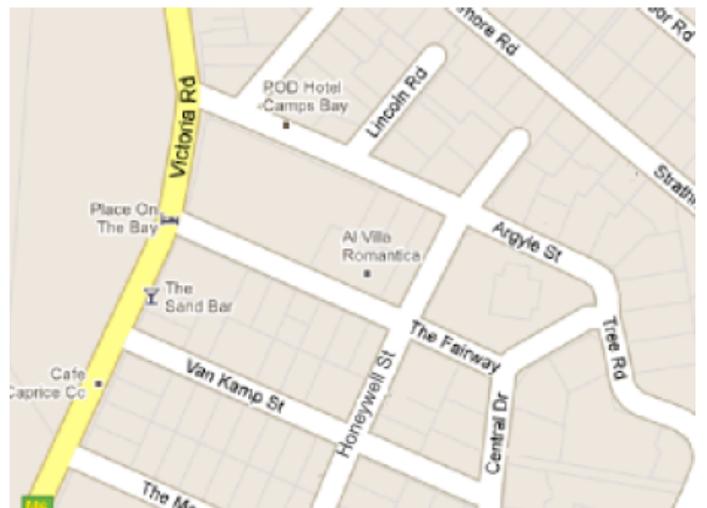
The Comparable Sales Table shows the details of the most relevant comparable sales and the Comparable Sales Map shows where these comparable sales are in relation to the subject property.



Key	Township	Suburb	Erf	Portion	Street Address	Size (m ²)	Distance (m)	Sale Date	Sales Price (R)	Reg. Date
A	CAMPS BAY	CAMPS BAY	123	0	50 THE MEADWAY, CAMPS BAY, CAPE TOWN	400	130	2013/01/05	5 000 000	2013/05/01
A	CAMPS BAY	CAMPS BAY	321	0	15 THE MEADWAY, CAMPS BAY, CAPE TOWN	565	550	-	10 000 000	Pending
B	CAMPS BAY	CAMPS BAY	246	0	20 THE FAIRWAY STREET, CAMPS BAY, CAPE TOWN	430	175	-	200 000	Pending
B	CAMPS BAY	CAMPS BAY / BAKOVEN	1234	0	10 CENTRAL DRIVE, CAMPS BAY / BAKOVEN, CAPE TOWN	600	200	2010/05/08	3 000 000	2010/08/13
C	CAMPS BAY	CAMPS BAY / BAKOVEN	1357	0	15 CENTRAL DRIVE, CAMPS BAY / BAKOVEN, CAPE TOWN	300	625	-	6 000 000	Pending
C	CAMPS BAY	CAMPS BAY	2468	0	3 THE DRIVE AVENUE, CAMPS BAY, CAPE TOWN	250	300	2011/01/05	6 500 000	2011/03/01
D	CAMPS BAY	CAMPS BAY	579	0	20 CENTRAL DRIVE, CAMPS BAY, CAPE TOWN	320	500	2010/11/30	5 250 000	2011/02/15
E	CAMPS BAY	CAMPS BAY	153	0	2 CENTRAL DRIVE, CAMPS BAY, CAPE TOWN	135	458	2010/08/07	3 299 000	2010/12/10
F	CAMPS BAY	CAMPS BAY	5432	0	19 GENEVA DRIVE, CAMPS BAY, CAPE TOWN	520	734	2010/03/20	5 600 000	2010/06/14
G	CAMPS BAY	CAMPS BAY	6789	0	24 VAN KAMP STREET, CAMPS BAY, CAPE TOWN	205	565	2011/01/09	3 270 000	2011/05/16
H	CAMPS BAY	CAMPS BAY	8901	0	35 CENTRAL DRIVE, CAMPS BAY, CAPE TOWN	265	900	5 650 000	2011/04/26	2011/09/11
I	CAMPS BAY	CAMPS BAY	4352	0	34 THE FAIRWAY, CAMPS BAY, CAPE TOWN	321	564	2012/03/25	10 000 000	2010/08/22
J	CAMPS BAY	CAMPS BAY	6423	0	40 CENTRAL DRIVE, CAMPS BAY, CAPE TOWN	364	687	2011/08/08	4 999 000	2011/09/08
A	CAMPS BAY	CAMPS BAY	1235	0	27 THE MEADWAY, CAMPS BAY, CAPE TOWN	240	564	2011/02/19	6 200 000	2011/05/02

'Pending' - Pending Sale

MAP VIEWS



AMENITIES

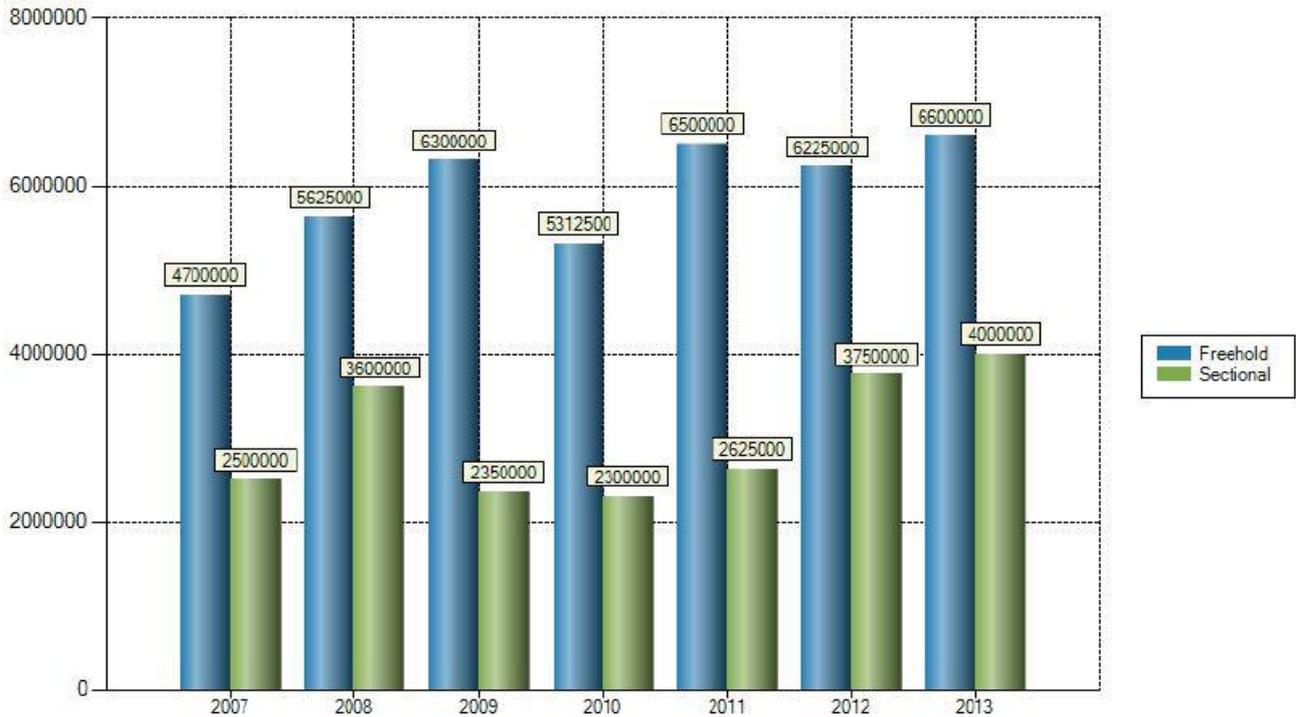
This list shows the places of interest and convenience closest to the property.

Amenity	Suburb	Distance (km)
Clinic	Camps Bay	1.3
Camps Bay High	Camps Bay	1.4
Pick 'n Pay	Camps Bay	2.0
Shell	Camps Bay	1.3
Summerville	Camps Bay	0.2

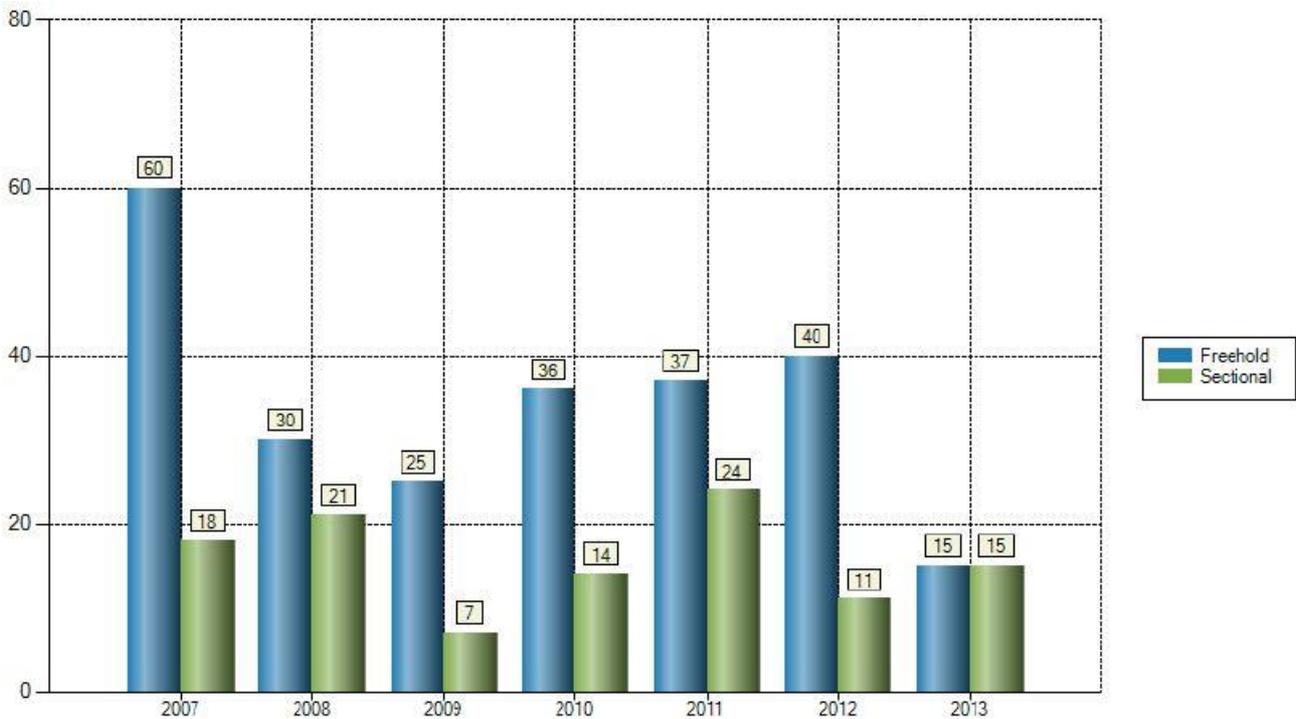
SUBURB TRENDS

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

Average Price



Number of Sales



DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).