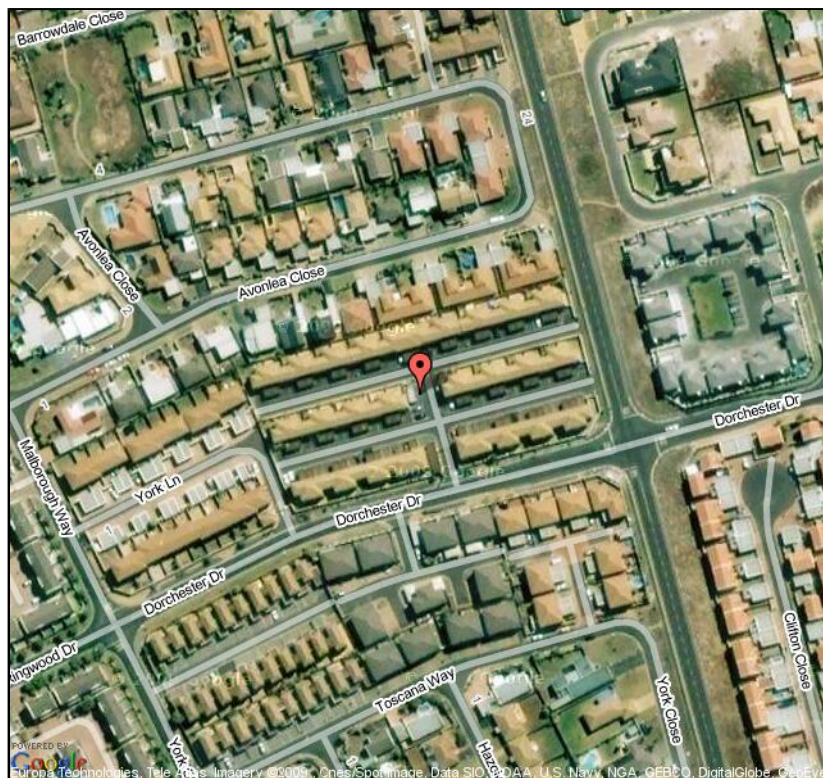


AFRIDEED AUTOMATED VALUATION

REFERENCE 714483

87 RINGWOOD DRIVE PARKLANDS
UNIT 9 SS BELLA PARK

ERF 4591 PARKLANDS



Property Information

This section contains the most important information on a property. The information are compiled from various sources and includes official Deeds Office information. It is important to have the correct information especially when you are planning on buying or selling the property as incorrect information can lead to delays in the transfer of the property.

Property Type	SECTIONAL SCHEME	SG Code	C01600780000459100000
Erf Number	4591	Street Number	87
Portion Number	0	Street Name	RINGWOOD DRIVE
Township	PARKLANDS	Suburb	PARKLANDS
Property Size	59	Province	WESTERN CAPE
Deeds Registrar	CAPE TOWN	Municipality	CITY OF CAPE TOWN
Complex Name	SS BELLA PARK	Unit No	9

Property Valuation

The **Estimated Value** is a statistically generated estimate of the value of the property based on information obtained from the Surveyor General, the Deeds Office, banks, estate agents and other sources. It should be seen as a guide to the value of the property only and should be used in conjunction with other factors – such as the extent of improvement or deterioration since the last sale – to determine the fair value of the property.

The **Safety Score** is the statistical probability that the property would sell for more than 90% of the estimated value. In simple terms, it is the probability that the estimated value is not an over-prediction.

The **Accuracy Score** is the statistical probability that the property would sell for within 20% of the estimated value. In simple terms, it is the probability that the estimated value is correct.

Predicted Price	R 640,000.00	Confidence	HIGH
Estimated High	R 750,000.00	Estimated Low	R 580,000.00
Safety Score	91%	Accuracy Score	63%
Last Sale Price	R 680,000.00	Last Sale Date	09/09/2007

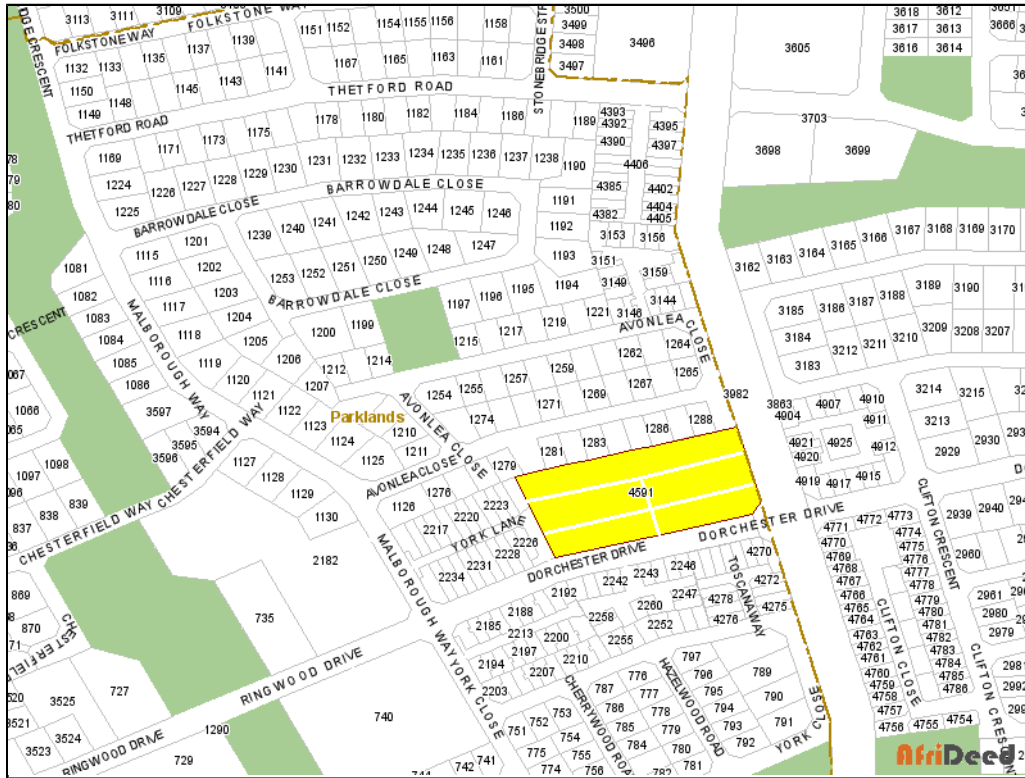
The **Expected High** and **Expected Low** are the statistically generated upper and lower bounds of the range within which the property is expected to transact.

The range should be seen as a guide only and changes in the condition of the property or area should be taken into account.



Location Map

This section contains a location map to aid you in determining the location of the property. When the SG (Surveyor General) Map is available, it will also be shown here. This map contains the property boundaries and erf numbers for surrounding properties.



AfriDeed

Owners

This section contains information on the legal owners of the property.

Owner 1 of 2

Buyer Name	DANNHAUSER TERESA LINETTE	ID Number	7912030137086
Person Type	PRIVATE PERSON	Share	0.500000

Owner 1 of 2

Buyer Name	GIESEN HENRY JOHN BRANDTS	ID Number	781220
Person Type	PRIVATE PERSON	Share	0.500000

Bonds

This section contains information about all **bonds** registered against the property.

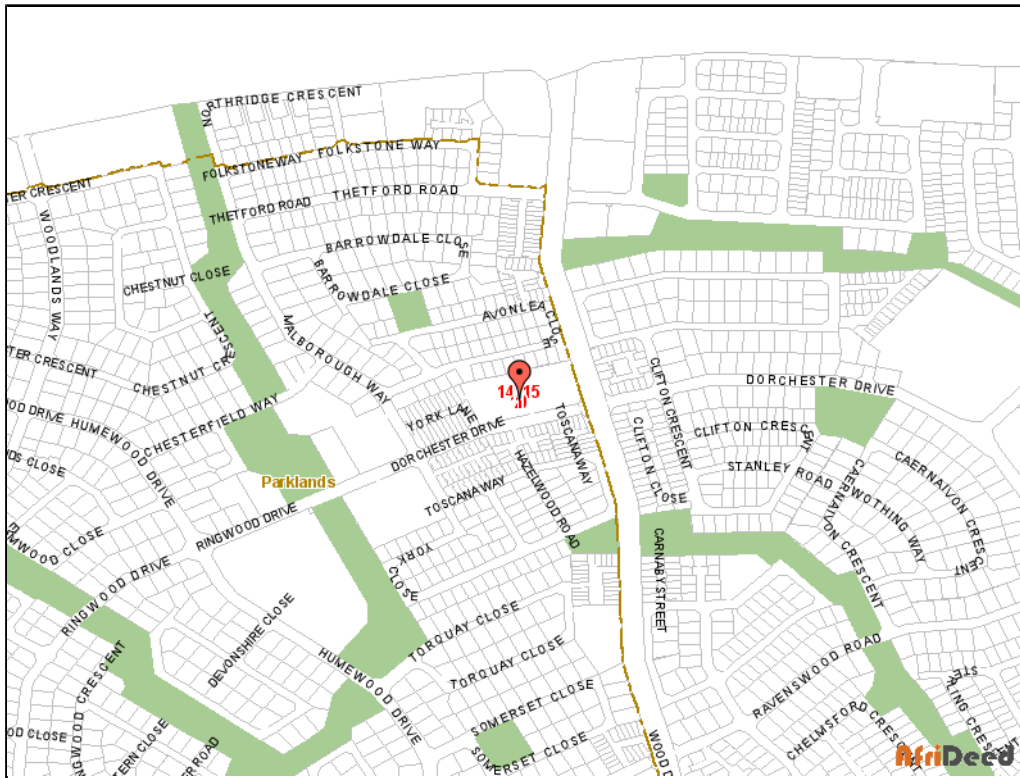
Bond 1 of 1

Institution	STANDARD	Amount	510,000.00
Registration Date		Bond Number	SB24081/2007



Comparable Sales

This section shows the details of the 15 most relevant comparable sales. The map shows where these comparable sales are in relation to the property.



NUMBER	DISTANCE	SALE DATE	SALE PRICE	ERF SIZE	SUBURB	COMPLEX NAME	UNIT NO
1	0 m	20/07/2009	R410,000.00	58	PARKLANDS	SS BELLA PARK	53
2	0 m	24/02/2009	R510,000.00	58	PARKLANDS	SS BELLA PARK	26
3	0 m	09/10/2008	R625,000.00	96	PARKLANDS	SS BELLA PARK	38
4	0 m	08/05/2008	R650,000.00	96	PARKLANDS	SS BELLA PARK	21
5	0 m	22/01/2008	R670,000.00	96	PARKLANDS	SS BELLA PARK	20
6	0 m	19/11/2007	R689,000.00	96	PARKLANDS	SS BELLA PARK	37
7	0 m	04/09/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	35
8	0 m	12/08/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	16
9	0 m	12/06/2007	R445,000.00	58	PARKLANDS	SS BELLA PARK	52



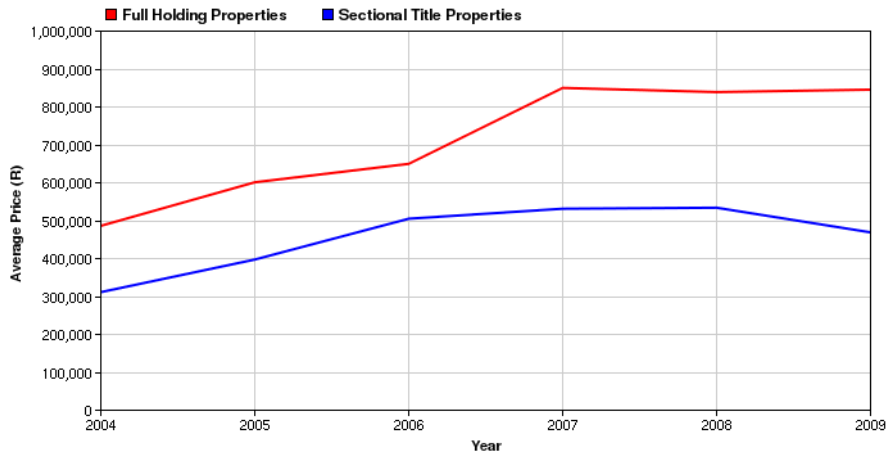
10	0 m	11/06/2007	R660,000.00	96	PARKLANDS	SS BELLA PARK	24
11	0 m	24/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	37
12	0 m	11/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	39
13	0 m	02/03/2007	R690,000.00	96	PARKLANDS	SS BELLA PARK	13
14	0 m	05/11/2006	R560,000.00	84	PARKLANDS	SS BELLA PARK	27
15	0 m	15/08/2006	R632,200.00	96	PARKLANDS	SS BELLA PARK	43



Suburb Trends

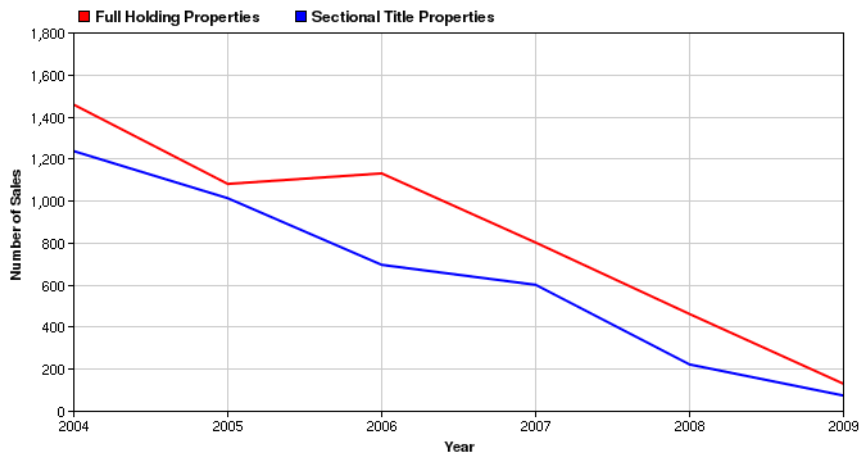
This section shows the **average price** and **total volume of sales** in the suburb by property type for the last 5 years.

Average Property Prices



	2004	2005	2006	2007	2008	2009
AVERAGE FULL HOLDING PRICE	R484,740.00	R599,646.00	R648,270.00	R848,587.00	R837,593.00	R844,011.00
TOTAL FULL HOLDING SALES	1456	1079	1129	800	460	128
AVERAGE SECTIONAL SCHEME PRICE	R309,855.00	R395,804.00	R503,512.00	R529,922.00	R532,564.00	R467,544.00
TOTAL SECTIONAL SCHEME SALES	1235	1011	694	599	220	72

Number of Sales



Transfer History

This section shows the last 3 transfers of ownership of the property.

Transfer 1 of 3

Buyer Name	DANNHAUSER TERESA LINETTE	Seller Name	ROCHE NEAL GORDON DE
Registration Date	20071221	Purchase Date	09/09/2007
Extent	95 SQM	Purchase Price	R680,000.00
Title Deed No	ST40523/2007	Institution	STANDARD
Bond Number	SB24081/2007	Bond Amount	R510,000.00

Transfer 2 of 3

Buyer Name	BELLA ROSA DEVELOPMENT PTY LTD	Seller Name	
Registration Date	20050629	Purchase Date	not available
Extent	59 SQM	Purchase Price	not available
Title Deed No	ST15045/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

Transfer 3 of 3

Buyer Name	ALDRE & ANNAMIE CARSTENS FAMILIETRUST	Seller Name	BELLA ROSA DEVELOPMENT PTY LTD
Registration Date	20050629	Purchase Date	27/10/2004
Extent	59 SQM	Purchase Price	R680,000.00
Title Deed No	ST15104/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

Disclaimer

Please note that AfriDeed obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice.

This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person..

