



Client: HARCOURTS ACHIEVERS
User: Ina Rowe
Tracking #: blueprint_prop:20230227020333
Report Date: 2023/02/27
Report #: 55500820

Property Details

Property Type:	FREEHOLD	Legal Description:	Erf 398 CASHAN EXT 4 RUSTENBURG LOCAL MUNICIPALITY NORTH-WEST
Province:	NORTH WEST	Municipality:	Rustenburg
Township:	CASHAN EXT 4	Erf #:	398
Portion #:	0	Street:	Wilgeriver AVENUE
Suburb:	CASHAN	Last Sales Price:	R 620 000
Street #:	14	Coordinates (Lat\ Long):	Google Maps: -25.7078, 27.2390 Street View
Last Sales Date:	20031124	SG Code:	T0JQ00030000039800000
Land Size (Registered):	1400 m ²		
Land Size (Cadastral):	1401 m ²		
Estimate Size Under Roof:	Not Available		

Owner Details

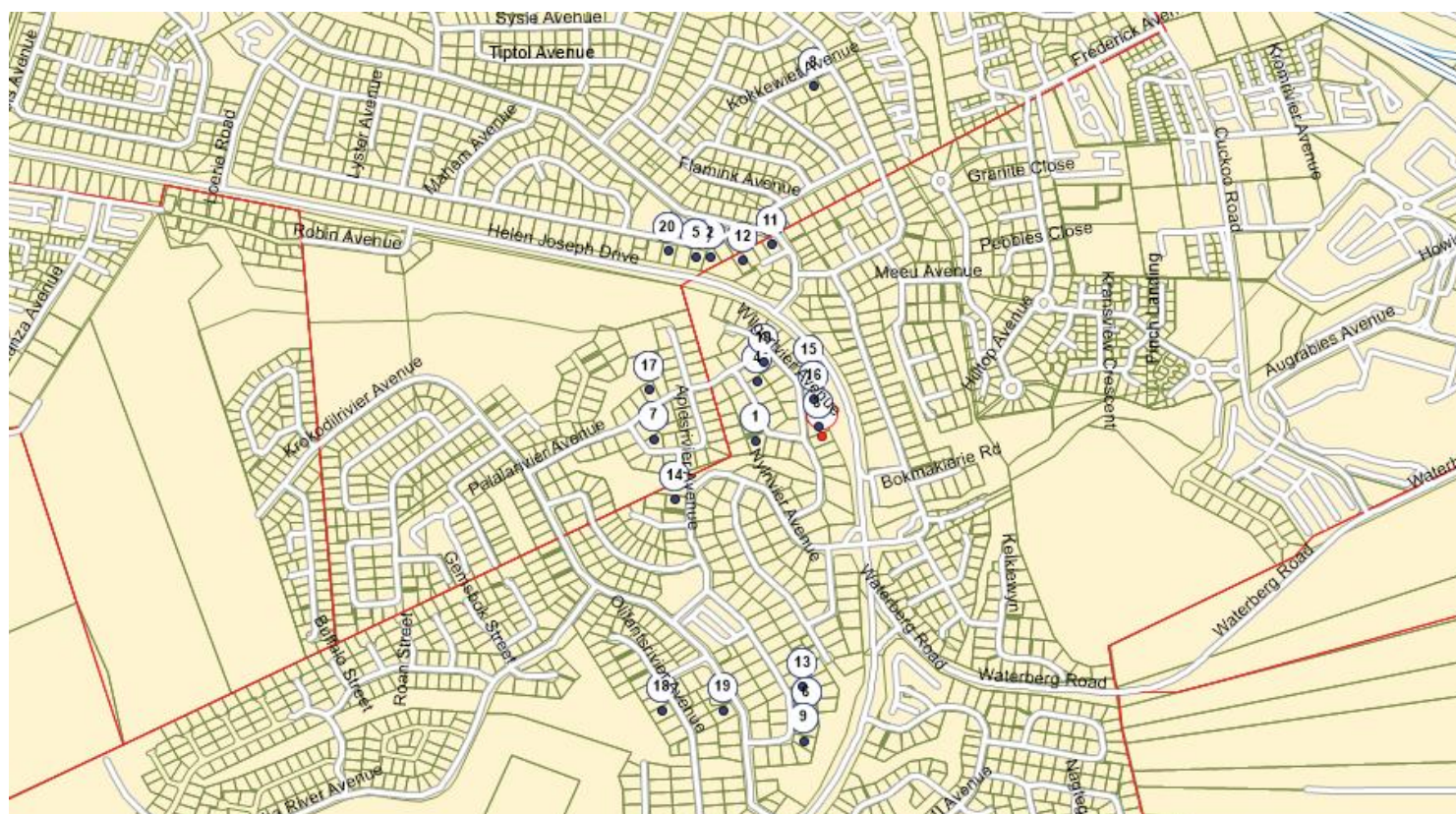
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
BRUIN PIETER HENDRIK DE	5308215013089	T18401/2004		MARRIED IN
BRUIN ADRIANA JOHANNA DE	5511060055085	T18401/2004		MARRIED IN

Imagery



Google

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	Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1	7 SELATRIVER AVENUE CASHAN	CASHAN EXT 4	436 0	20220803	20221111	R 1 500 000	1623 m ²	R 924	144	<input checked="" type="checkbox"/>	3	3.0	2	343
2	7 LEEURIK AVENUE SAFARITUINE	SAFARITUINE EXT 4	787 0	20221213		R 2 150 000	1428 m ²	R 1 506	499	<input type="checkbox"/>	-	0.0	-	-
3	16 WILGERIVER AVENUE CASHAN	CASHAN EXT 4	399 0	20220728	20220927	R 2 800 000	1349 m ²	R 2 076	24	<input type="checkbox"/>	4	4.0	3	500
4	18 SELATRIVER AVENUE CASHAN	CASHAN EXT 4	427 0	20220825	20221205	R 2 600 000	1267 m ²	R 2 052	193	<input type="checkbox"/>	3	2.0	2	315
5	9 LEEURIK AVENUE SAFARITUINE	SAFARITUINE EXT 4	786 0	20221011	20221209	R 2 200 000	1594 m ²	R 1 380	516	<input checked="" type="checkbox"/>	2	2.0	1	329
6	14 NYLRIVIER AVENUE CASHAN	CASHAN EXT 4	475 0	20220822	20221109	R 1 780 000	1400 m ²	R 1 271	680	<input type="checkbox"/>	3	3.0	2	218
7	3 BERGRIVIER AVENUE SAFARITUINE	SAFARITUINE EXT 11	1436 0	20220216	20220713	R 1 900 000	1257 m ²	R 1 512	368	<input type="checkbox"/>	3	2.0	2	-
8	6 KOKKEVIEL AVENUE SAFARITUINE	SAFARITUINE EXT 4	691 0	20220706	20220831	R 2 000 000	1330 m ²	R 1 504	850	<input checked="" type="checkbox"/>	3	3.0	2	220
9	10 NYLRIVIER AVENUE CASHAN	CASHAN EXT 4	473 0	20220616	20220815	R 2 100 000	1429 m ²	R 1 470	740	<input checked="" type="checkbox"/>	4	4.0	2	1429
10	1 PALALARIVER AVENUE CASHAN	CASHAN EXT 4	418 0	20221021	20221208	R 3 250 000	1253 m ²	R 2 594	221	<input checked="" type="checkbox"/>	-	.0	2	550
11	1 JAN GROENTJIE AVENUE CASHAN	CASHAN EXT 5	833 0	20220408	20220816	R 2 200 000	1227 m ²	R 1 793	479	<input type="checkbox"/>	4	3.5	1	434
12	7 JAN GROENTJIE AVENUE CASHAN	CASHAN EXT 5	830 0	20220613	20221005	R 1 750 000	1257 m ²	R 1 392	461	<input type="checkbox"/>	3	3.0	2	220
13	22 NYLRIVIER AVENUE CASHAN	CASHAN EXT 4	479 0	20230203		R 2 999 000	1626 m ²	R 1 844	609	<input type="checkbox"/>	3	2.0	3	488
14	61 NYLRIVIER AVENUE CASHAN	CASHAN EXT 4	525 0	20220107	20220929	R 1 800 000	1440 m ²	R 1 250	356	<input type="checkbox"/>	4	4.0	2	450
15	24 WILGERIVER AVENUE CASHAN	CASHAN EXT 4	403 0	20210113	20210420	R 1 800 000	1400 m ²	R 1 286	154	<input type="checkbox"/>	4	3.5	2	289
16	20 WILGERIVER AVENUE CASHAN	CASHAN EXT 4	401 0	20210705	20210915	R 2 300 000	1265 m ²	R 1 818	91	<input checked="" type="checkbox"/>	4	4.0	4	-
17	14 PALALARIVIER AVENUE SAFARITUINE	SAFARITUINE EXT 11	1428 0	20211021	20220705	R 1 730 000	1465 m ²	R 1 181	394	<input type="checkbox"/>	4	2.5	2	291
18	10 WATERVALRIVER AVENUE CASHAN	CASHAN EXT 4	575 0	20221009	20221212	R 2 650 000	1550 m ²	R 1 710	752	<input type="checkbox"/>	4	4.0	3	438
19	19 KROKODILRIVIER AVENUE CASHAN	CASHAN EXT 4	553 0	20220905	20221209	R 1 550 000	1680 m ²	R 923	700	<input type="checkbox"/>	-	0.0	2	207
20	13 LEEURIK AVENUE SAFARITUINE	SAFARITUINE EXT 4	784 0	20220128	20220602	R 2 300 000	1600 m ²	R 1 438	563	<input type="checkbox"/>	4	4.0	2	361

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 2 167 950

Municipal Valuation



Municipal Valuation: R 2 600 000
Rating Period: 2021/2022
Usage Category: RESIDENTIAL

Year of Valuation: 2021
Estimated Monthly Rates: R 1 777
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

No bonds registered on the selected property

Other Endorsements

No endorsements info on the selected property.

Servitudes



No servitudes info on the selected property.

Transfer History



Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
PRIVATE PERSON	PRIVATE PERSON	20040218	20031124	R 620 000	T18401/2004
PRIVATE PERSON	PRIVATE PERSON	19980204	19971123	R 160 000	T36288/1998
PRIVATE PERSON	PRIVATE PERSON	19940331	19940126	R 146 000	T23154/1994

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 4 200 000 **Min Transfer in Suburb:** R 212 000 **Total Transfers:** 47

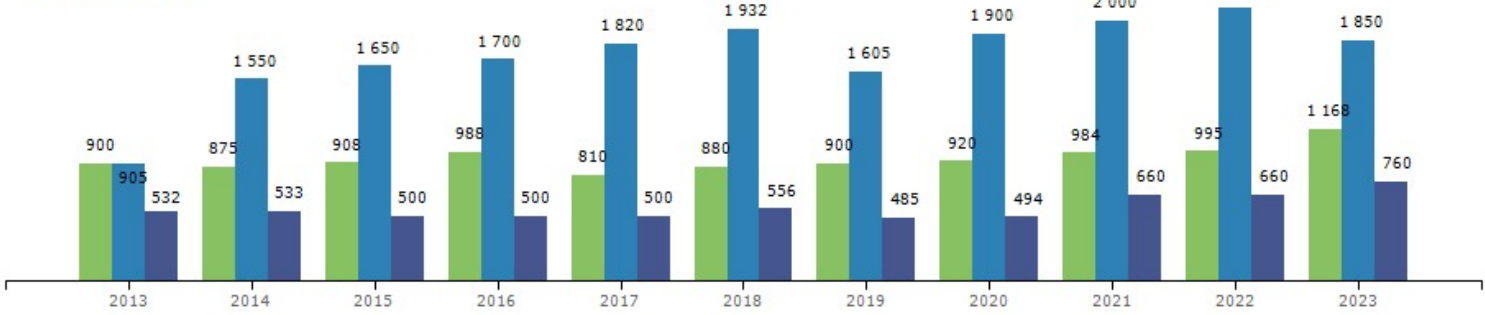
Street Transfer History



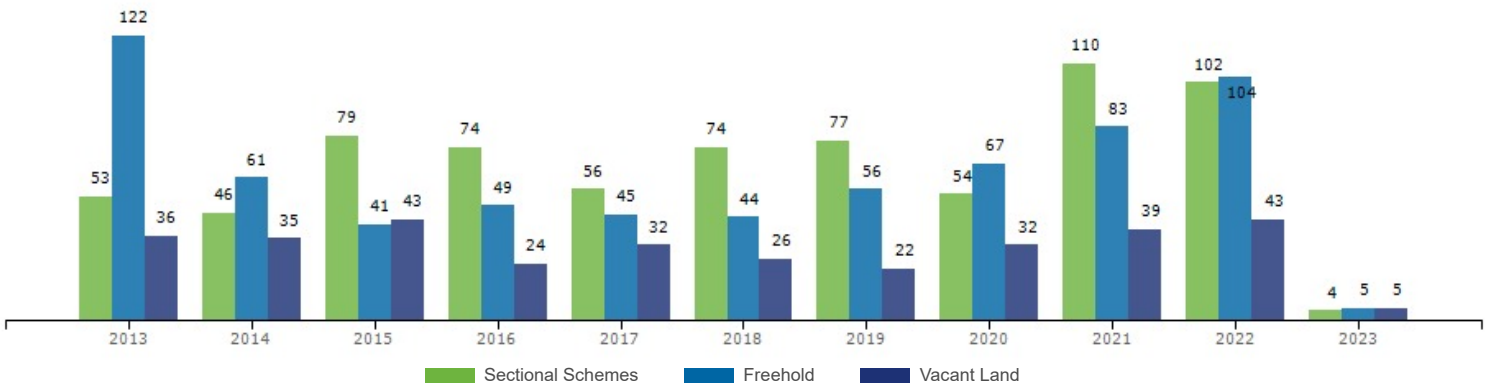
Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
PRIVATE PERSON		20220927	20220728	R 2 800 000	T74734/2022	Wilgeriver	16
PRIVATE PERSON		20220728	20210929	R 1 200 000	T57735/2022	Wilgeriver	30
PRIVATE PERSON		20220331	20211202	R 1 000 000	T23847/2022	Wilgeriver	32



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity	Type	Distance (km)
Total - Rustenburg	FillingStation	0.29 km
BP	FillingStation	1.64 km
BP Africa Safarituine Diensstasie	FillingStation	1.66 km
Willa Krause Skin Care & Health Clinic	Hospital/Clinic	3.59 km
Schuch Orthopedic Services	Hospital/Clinic	3.82 km
Job Shimankana Tabane Hospital	Hospital/Clinic	4.09 km
South African Police Service - Beyers Naude Drive	PoliceStation	2.83 km
South African Police Service - Von Wielligh Street	PoliceStation	3.72 km
South African Police Service - Coetzer Street	PoliceStation	4.13 km
Platinum Stars Kleuterskool	PrePrimarySchool	2.25 km
Selly Park Convent Primary School	PrimarySchool	1.78 km
Rustenburg Easy Learning Centre	School	2.47 km
Tuscany Crossings Shopping Centre	ShoppingCentre	0.20 km
Value Mart	ShoppingCentre	1.38 km
Waterfall Mall	ShoppingCentre	1.43 km
Transvaal Training Northwest	TertiaryInstitution	3.05 km
Camelot International Health and Skin Care Education	TertiaryInstitution	3.19 km
Sita	TertiaryInstitution	3.28 km

Disclaimer

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