

PROPERTY REPORT

Erf 3666 in BLOEMFONTEIN EXT 12 (BLOEMFONTEIN Deeds Office)
23 JOHN KNOX STREET, PARK WEST, BLOEMFONTEIN

PROPERTY INFORMATION

Street number	23	Property type	ERF
Street	JOHN KNOX STREET	Erf number	3666
Suburb	PARK WEST	Portion number	0
Municipality	MANGAUNG METROPOLITAN MUNICIPALITY	Township	BLOEMFONTEIN EXT 12
Province	FREESTATE	Registration division	BLOEMFONTEIN EXT 12
Coordinates (lat/long)	-29.121779 / 26.194989	Deeds Office	BLOEMFONTEIN
SG code	F00300030000366600000,T6018/1946	Registered size	1101.000SQM
Door number	-		
Building name	-		
Estate name	-		



MUNICIPAL VALUATION

Valuation (R)	1 100 000	Zoning	-
Valuation year	-		

AUTOMATED VALUATION

Estimated High (R)	2053000	Confidence	81
Valuation (R)	1624000	Average Accuracy	81
Estimated Low (R)	1380000	Valuation Date	02/16/2022
Price (R)	1380000	Purchase Date	11/07/2020

OWNER INFORMATION

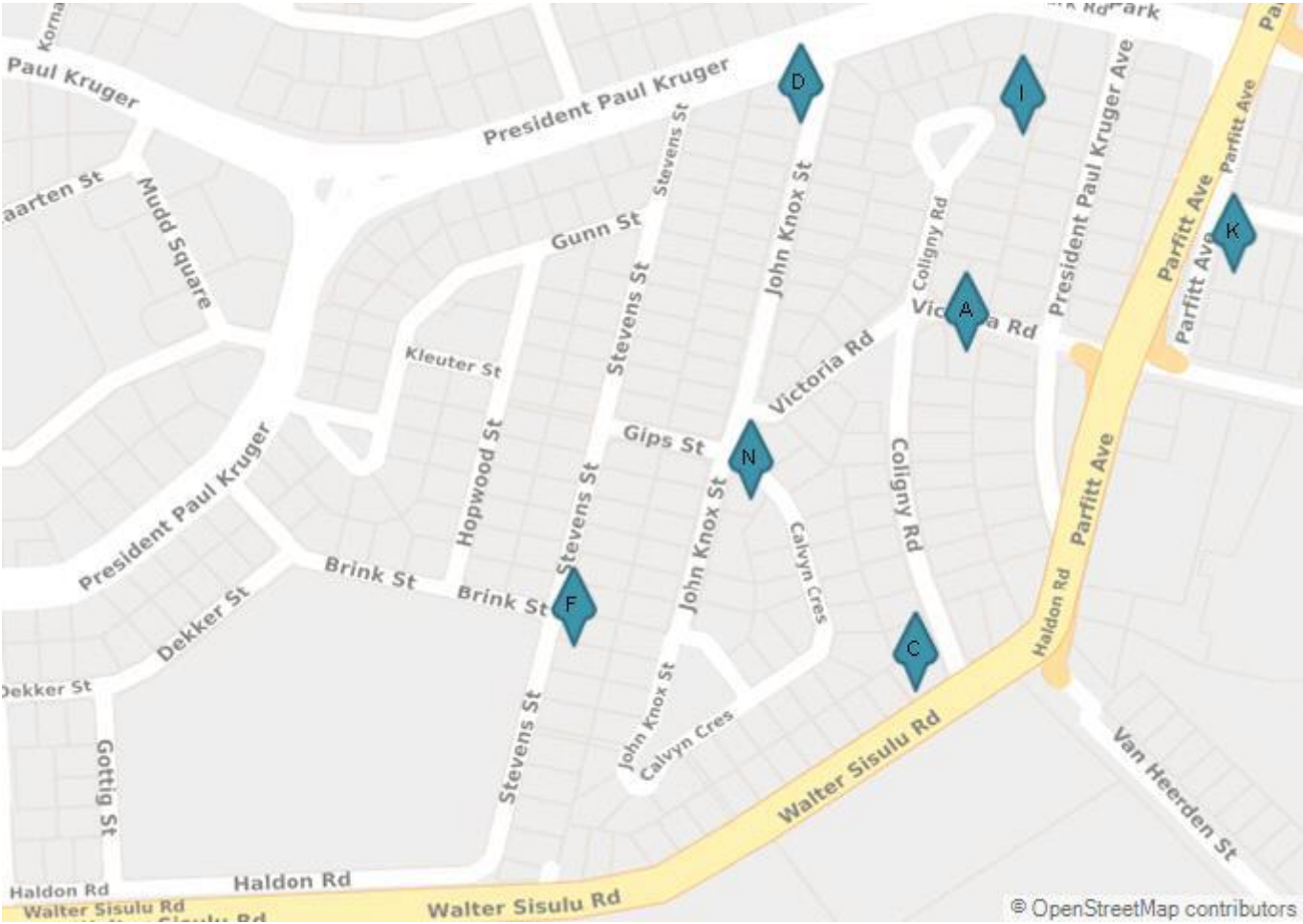
Name	DAVID BOBBY RATHOBEI	Title deed	T5512/2021
ID number	9211175699085	Share (%)	-

REGISTERED TRANSFER INFORMATION

No registered transfer information available.

HISTORY					
Buyers	Sellers	Transferred	Sales Date	Sales Price (R)	Title Deed
RATHOBEI DAVID BOBBY	MERWE JACOBUS CORNELIUS GERT VAN DER MERWE TANIA VAN DER	2021/04/16	2020/11/07	1 380 000	T5512/2021
MERWE JACOBUS CORNELIUS GERT VAN DER MERWE TANIA VAN DER	AHERN CATINKA ELIZABETH	1999/09/30	1999/08/17	-	T25207/1999
AHERN CATINKA ELIZABETH	NEARY LORETTA	-	-	-	T2804/1994
		-	-	-	T16977/1991

SALES INFORMATION



REGISTERED TRANSFERS						
	Address Property Description	Size (m²)	Distance (m)	Sales Date	Transferred	Sales Price (R)
A	36 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 26678, 0	1514	54	2024/05/03	2024/06/19	1 750 000

B	35 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3660, 0	1115	143	2024/05/27	2024/09/04	2 190 000
C	15 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3720, 0	1104	72	2023/09/13	2024/03/13	1 840 000
D	27 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3664, 0	1115	48	2023/08/15	2023/11/14	1 350 000
D	27 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3664, 0	1115	48	2023/08/07	2023/11/14	950 000
E	37 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3659, 0	1115	167	2023/10/18	2024/04/03	2 000 000
F	28 STEVENS STREET BLOEMFONTEIN EXT 55, 9000, 0	1294	88	2023/01/12	2023/06/09	2 000 000
G	3 GUNN STREET BLOEMFONTEIN EXT 55, 9075, 0	1326	175	2023/05/23	2023/10/20	1 850 000
H	13 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3721, 0	1303	111	2023/01/12	2023/05/16	1 670 000
I	12 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3730, 0	1115	82	2022/12/12	2023/03/09	1 630 000
J	13 WALTER SISULU ROAD BLOEMFONTEIN EXT 12, 3699, 0	997	300	2024/07/04	2024/09/18	1 400 000
K	24 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3705, 0	1081	223	2023/05/10	2023/09/21	1 550 000
L	8 BRINK STREET BLOEMFONTEIN EXT 55, 9105, 0	1408	285	2023/10/02	2024/05/15	2 100 000
M	6 GUNN STREET BLOEMFONTEIN EXT 55, 9057, 0	1071	229	2023/02/03	2023/09/05	1 500 000
N	19 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3668, 0	1150	43	2022/07/28	2022/11/07	1 700 000
O	15 WALTER SISULU ROAD BLOEMFONTEIN EXT 12, 3696, 0	997	304	2024/01/20	2024/06/05	900 000
P	41 JOHN KNOX STREET BLOEMFONTEIN EXT 12, 3657, 0	1115	215	2022/12/12	2023/06/09	1 950 000
Q	30 CALVYN CRESCENT BLOEMFONTEIN EXT 12, 3710, 0	1071	149	2022/09/21	2022/12/20	1 460 000
R	3 COLIGNY ROAD BLOEMFONTEIN EXT 12, 3703, 0	1118	269	2023/06/20	2023/08/24	1 800 000
S	14 STEVENS STREET BLOEMFONTEIN EXT 55, 8993, 0	1190	138	2022/07/19	2022/09/27	1 720 000

PENDING REGISTRATIONS

No pending registrations available.

FOR SALE PROPERTIES

No for sale properties available.

SALES ANALYSIS

20 properties were used in the analysis. Properties where no monetary value or extent was available have been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest priced property	2 190 000	1 964	1 115
Average price	1 665 500	1 429	1 166
Lowest priced property	900 000	903	997

BONDS AND OTHER DOCUMENTS

Document	Amount (R)	Holder
BFN X12,3666	-	-
B2378/2021	1 350 000	FIRSTRAND MORTGAGE CO RF PTY LT

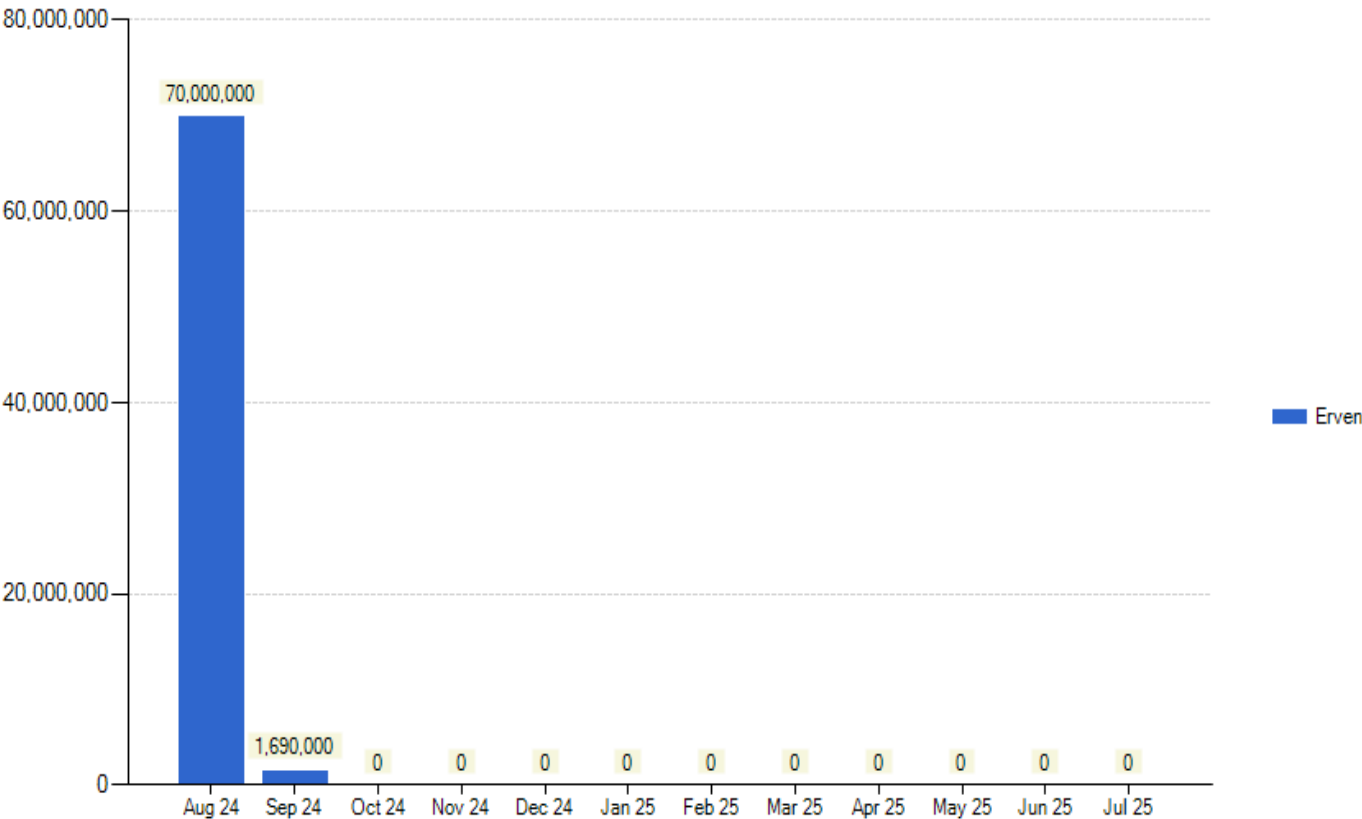
PROPERTY HISTORY

Document	Amount (R)	Holder
B26164/2006	445 000	-
T25207/1999	185 000	MERWE TANIA VAN DER
T25207/1999	185 000	MERWE JACOBUS CORNELIUS GERT VAN DER
T2804/1994	120 000	AHERN CATINKA ELIZABETH
T16977/1991	-	NEARY LORETTA
B1678/2002	240 000	-
B2718/1994	120 000	STANDARD BANK OF SOUTH AFRICA LTD
B308/2000	-	NEDCOR BANK LTD
B9191/1999	185 000	NEDCOR BANK LTD

MONTHLY SUBURB TRENDS

The suburb trends show the average price and total volume of sales in the suburb.

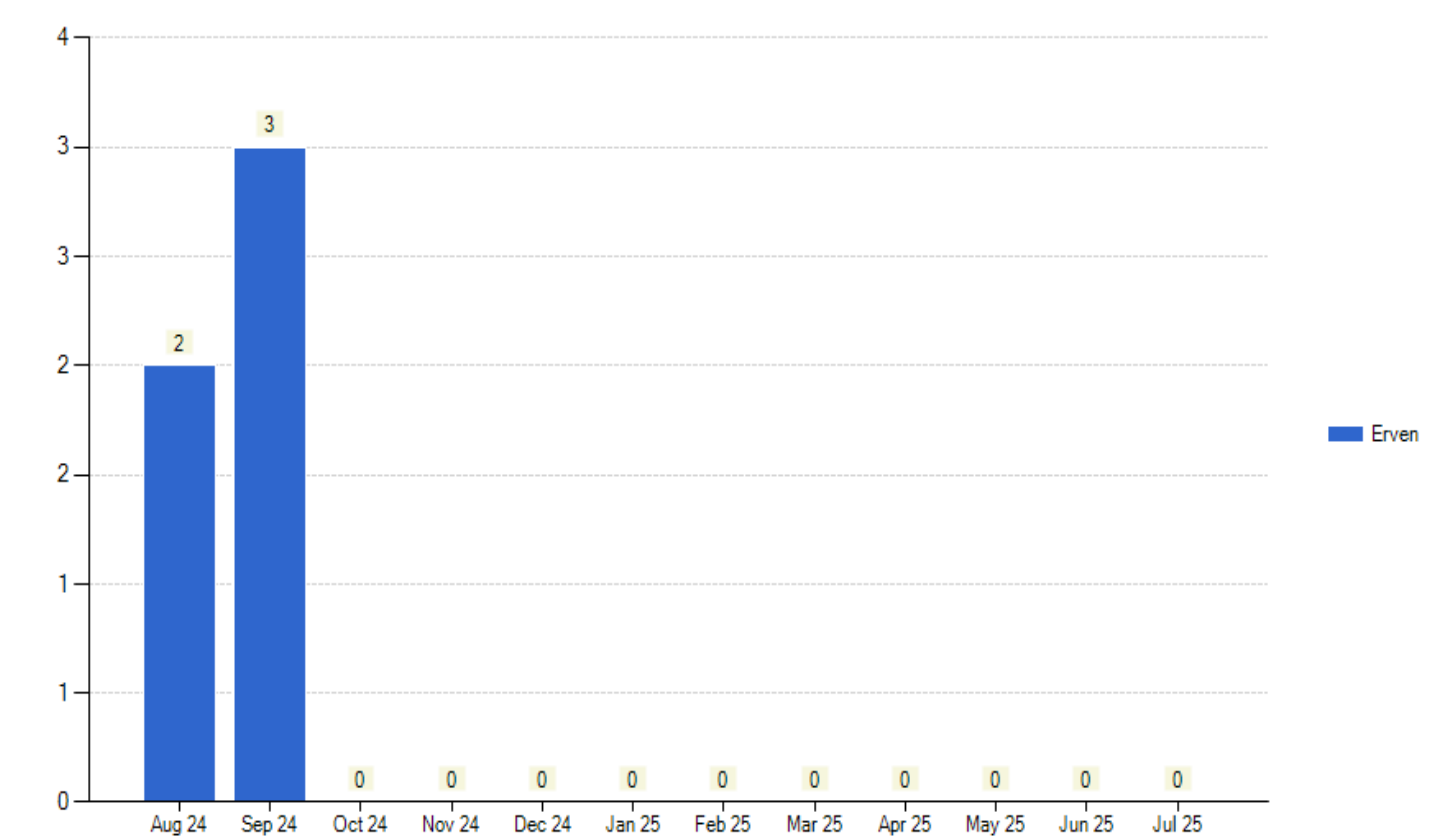
AVERAGE PRICE



Month	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
AUG '24	70 000 000	-	-	-
SEP '24	1 690 000	-	-	-

OCT '24	-	-	-	-
NOV '24	-	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-
FEB '25	-	-	-	-
MAR '25	-	-	-	-
APR '25	-	-	-	-
MAY '25	-	-	-	-
JUN '25	-	-	-	-
JUL '25	-	-	-	-

NUMBER OF SALES



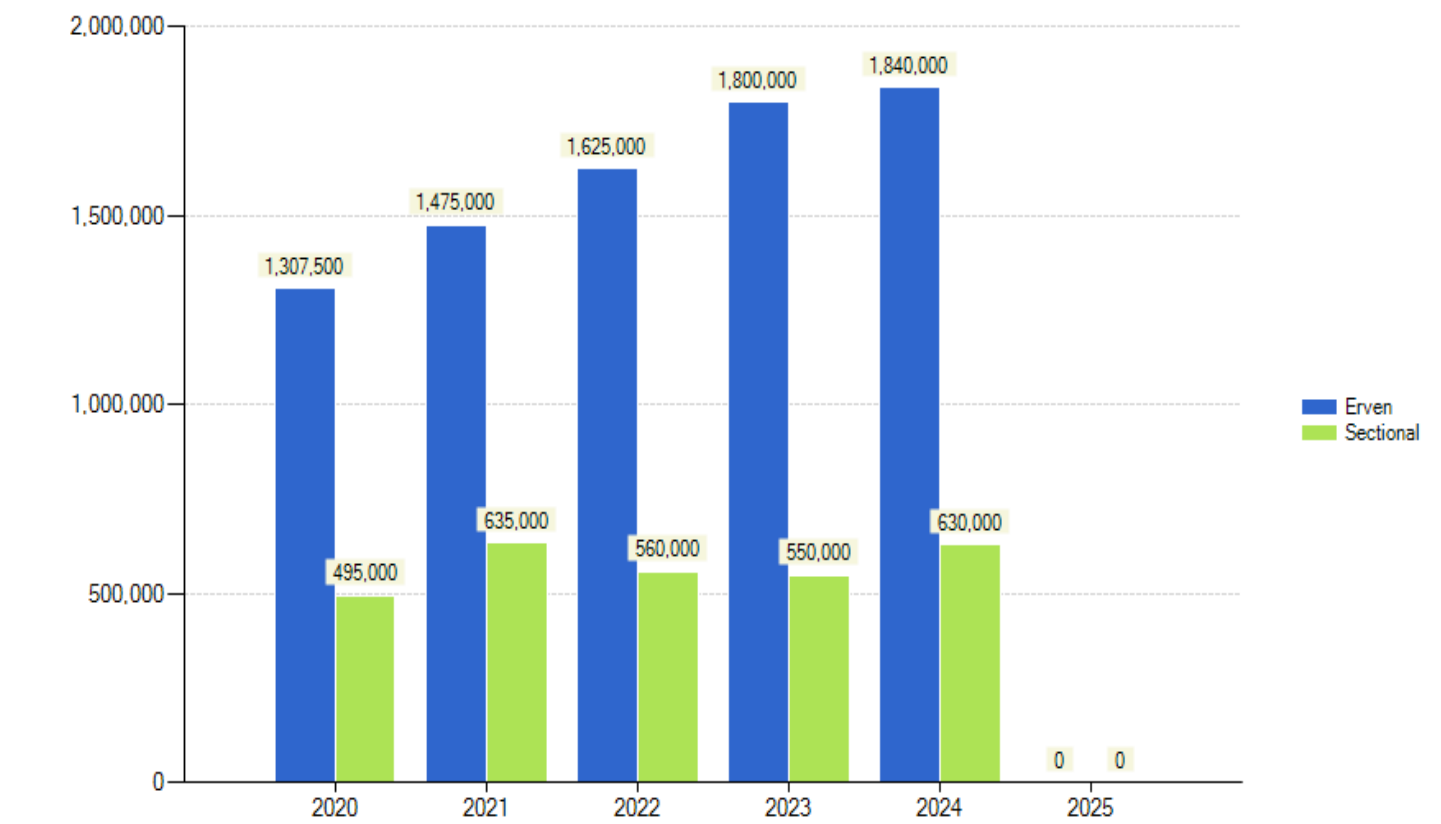
Month	Erven	Sectional	Farms	Agricultural Holdings
AUG '24	2	-	-	-
SEP '24	3	-	-	-
OCT '24	-	-	-	-
NOV '24	-	-	-	-
DEC '24	-	-	-	-
JAN '25	-	-	-	-
FEB '25	-	-	-	-
MAR '25	-	-	-	-
APR '25	-	-	-	-

MAY '25	-	-	-	-
JUN '25	-	-	-	-
JUL '25	-	-	-	-

ANNUAL SUBURB TRENDS

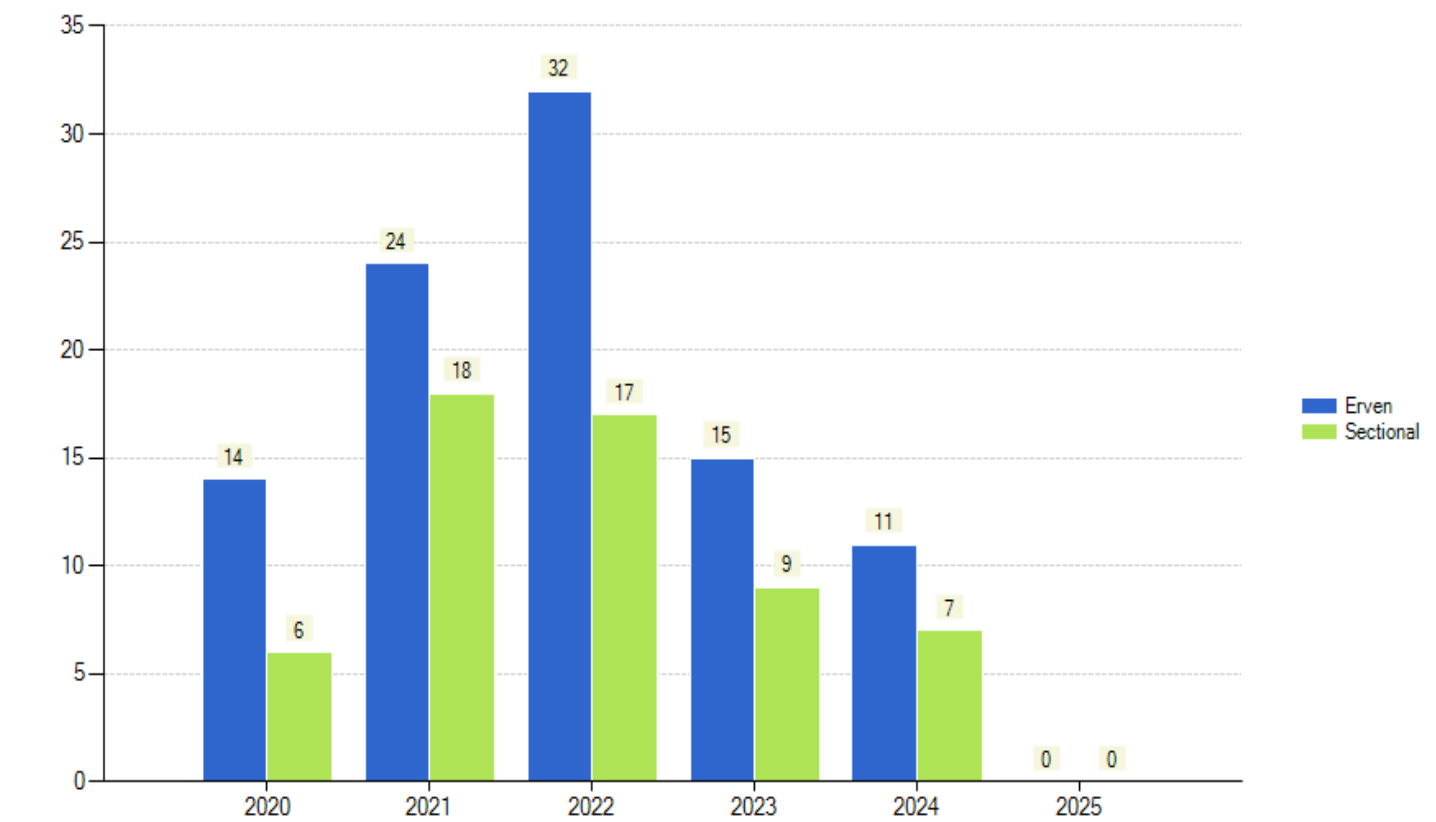
The suburb trends show the average price and total volume of sales in the suburb.

AVERAGE PRICE



Year	Erven (R)	Sectional (R)	Farms (R)	Agricultural Holdings (R)
2020	1 307 500	495 000	-	-
2021	1 475 000	635 000	-	-
2022	1 625 000	560 000	-	-
2023	1 800 000	550 000	-	-
2024	1 840 000	630 000	-	-
2025	-	-	-	-

NUMBER OF SALES



Year	Erven	Sectional	Farms	Agricultural Holdings
2020	14	6	-	-
2021	24	18	-	-
2022	32	17	-	-
2023	15	9	-	-
2024	11	7	-	-
2025	-	-	-	-

AMENITIES

Name	Type	Distance (m)
EUNICE PRIMARY SCHOOL	EDUCATION	574
EUNICE SECONDARY SCHOOL	EDUCATION	574
WILGEHOF PRIMARY SCHOOL	EDUCATION	981
UNIVERSITAS HOSPITAL PRIMARY SCHOOL	EDUCATION	1,128
GREY-KOLLEGE SECONDARY SCHOOL	EDUCATION	1,144
CASTLEBRIDGE C/I/S	EDUCATION	1,245
GREY-KOLLEGE PRIMARY SCHOOL	EDUCATION	1,308
HTS LOUIS BOTHA	EDUCATION	1,325
DR VILJOEN C/S	EDUCATION	1,423
ROSEVIEW PRIMARY SCHOOL	EDUCATION	1,426

UNIVERSITAS PRIMARY SCHOOL	EDUCATION	1,551
SAND DU PLESSIS SECONDARY SCHOOL	EDUCATION	1,583
ST ANDREW'S C/S	EDUCATION	1,905
JIM FOUCHÉ SECONDARY SCHOOL	EDUCATION	1,980
ST MICHAEL'S C/S	EDUCATION	2,115
SUPREME COURT OF APPEAL	TRANSPORT AND PUBLIC SERVICES	2,175
KYRIOS IC/S	EDUCATION	2,202
OUR FATHER'S ACADEMY IC/S	EDUCATION	2,202
BRANDWAG PRIMARY SCHOOL	EDUCATION	2,202
SAND DU PLESSIS PRIMARY SCHOOL	EDUCATION	2,228
JIM FOUCHÉ PRIMARY SCHOOL	EDUCATION	2,276
WESTDENE MEDICAL CENTRE	HEALTH	2,282
FICHARDTPARK PRIMARY SCHOOL	EDUCATION	2,452
BATHO PRIMARY SCHOOL	EDUCATION	2,630
HAMILTON	TRANSPORT AND PUBLIC SERVICES	2,840

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