

# Comparative Market Analysis for: 67 Henning Road

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## Property Details

### Property Overview

- - - - 859 (m² / ha)

### Address

67 Henning Road  
Island View 6506  
Mossel Bay  
Mossel Bay  
Western Cape



### Details

|                      |                       |                         |               |
|----------------------|-----------------------|-------------------------|---------------|
| Property Description | ERF 19329 MOSSEL BAY  | Deeds Extent            | 859 (m² / ha) |
| Property Type        | Full Title            | Surveyor General Extent | 860 (m² / ha) |
| Property Key         | C05100070001932900000 | Mapcode                 | VG.JCXN       |
| Erf Number           | 19329                 |                         |               |
| Unit Number          | 00000                 |                         |               |
| Portion Number       | -                     |                         |               |
| Lat/Long             | -34.15011,22.08737    |                         |               |



## Estimated Price Per m²

### Calculated Property Estimate

|                                       |   |
|---------------------------------------|---|
| Estimated Property Price Per m²       | - |
| Estimated Property Building Size (m²) | - |
| Estimated Property Sale Price         | - |

### Calculated Avg Area Estimate

|                                       |                    |
|---------------------------------------|--------------------|
| Estimated Avg Area Price Per m²       | <b>R 8,518</b>     |
| Estimated Avg Area Building Size (m²) | <b>135</b>         |
| Estimated Avg Area Sale Price         | <b>R 1,150,000</b> |

### Manually Calculated Estimate

|                       |                    |
|-----------------------|--------------------|
| My Price Per m²       | <b>R 15,000</b>    |
| My Building Size (m²) | <b>278</b>         |
| My Sale Price         | <b>R 4,170,000</b> |



## Ownership

### Deeds Overview

|                   |                    |                    |                    |
|-------------------|--------------------|--------------------|--------------------|
| Title Deed Number | <b>T8162/2022</b>  | Transaction Amount | <b>R 2,850,000</b> |
| Capture Date      | <b>07 Mar 2022</b> | Deeds Town         | <b>MOSSEL BAY</b>  |
| Registration Date | <b>02 Mar 2022</b> | Deeds Office       | <b>CAPE TOWN</b>   |
| Transaction Date  | <b>21 Dec 2021</b> |                    |                    |

### Current Owner

|      |           |             |             |
|------|-----------|-------------|-------------|
| 100% | ZYL ***** | 780414***** | MARRIED OUT |
|      | -         | -           |             |

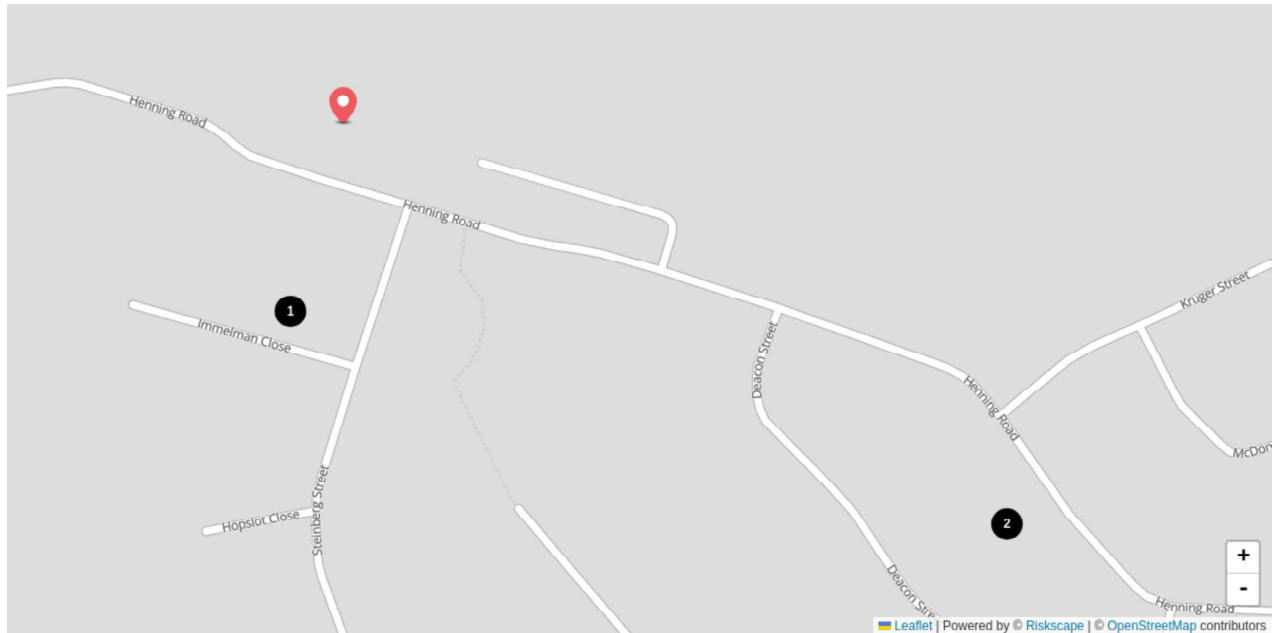
### Transfer History

| Registration Date | Transaction Date | Transaction Amount |
|-------------------|------------------|--------------------|
| 02 Mar 2022       | 21 Dec 2021      | <b>R 2,850,000</b> |
| 12 May 2021       | 16 Jan 2021      | <b>R 500,000</b>   |
| 23 Jul 2020       | 29 Feb 2020      | <b>R 465,000</b>   |
| 09 Nov 2007       | 14 Aug 2007      | <b>R 430,000</b>   |



## Recent Sales and Registrations

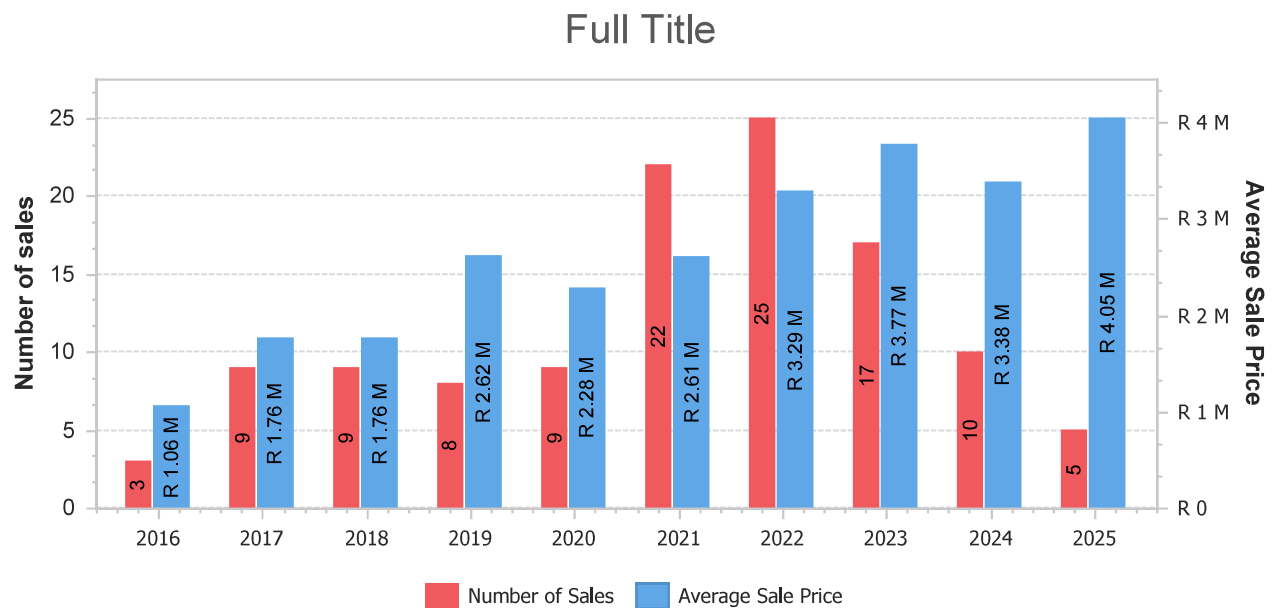
Average Sale Price: R 3,597,500



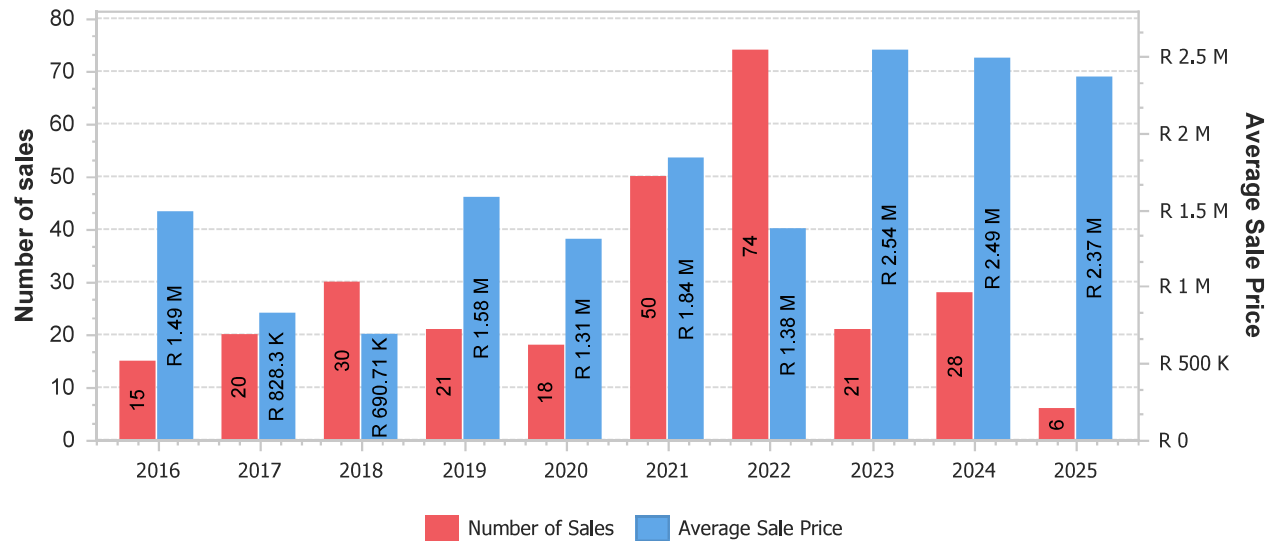
| Property Address |                  |             |            |                  |                   |               |   |   |   |
|------------------|------------------|-------------|------------|------------------|-------------------|---------------|---|---|---|
| Building Extent  | Erf Extent       | Unit Number | Erf Number | Transaction Date | Registration Date | Selling Price |   |   |   |
| 1                | 3 Immelman Close |             |            |                  |                   |               |   |   |   |
| -                | 832 m²           | 00000       | 19368      | 18 May 2023      | 18 Aug 2023       | R 4,100,000   | - | - | - |
| 2                | 44 Henning Road  |             |            |                  |                   |               |   |   |   |
| -                | 818 m²           | 00000       | 17518      | 02 Oct 2024      | 29 Oct 2024       | R 3,095,000   | - | - | - |



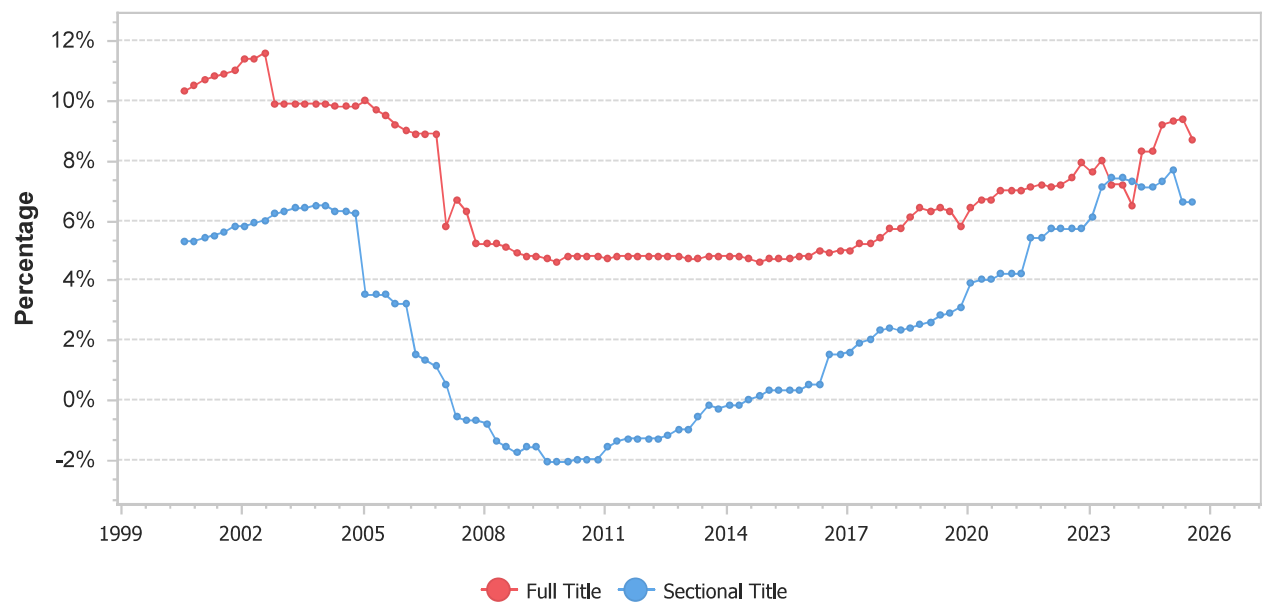
## Sales History in Area



## Sectional Title



## Average Quarterly Growth Rates



## Full Title

| Year      | Q1     | Q2     | Q3      | Q4      | Total   |
|-----------|--------|--------|---------|---------|---------|
| 2000-2004 | 9.31 % | 9.31 % | 11.67 % | 11.36 % | 10.41 % |
| 2005-2009 | 6.96 % | 7.06 % | 6.9 %   | 6.56 %  | 6.87 %  |
| 2010-2014 | 4.76 % | 4.78 % | 4.78 %  | 4.76 %  | 4.77 %  |
| 2015-2019 | 5.3 %  | 5.4 %  | 5.44 %  | 5.48 %  | 5.4 %   |
| 2020-2024 | 6.92 % | 7.44 % | 7.34 %  | 7.7 %   | 7.35 %  |
| 2025      | 9.3 %  | 9.4 %  | 8.7 %   | -       | 9.13 %  |

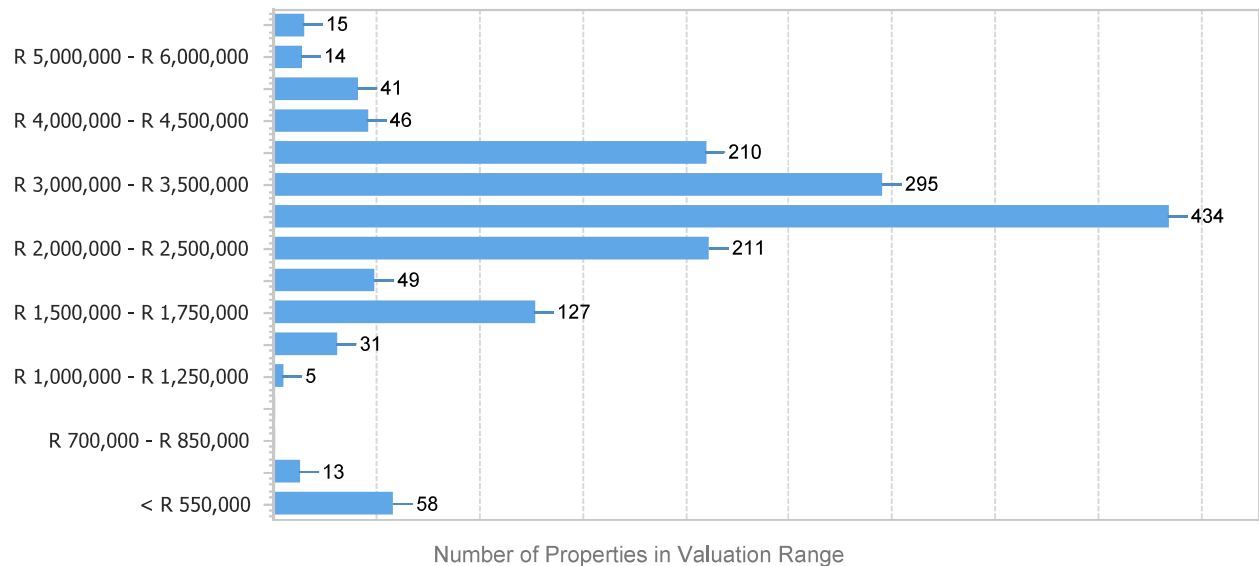
## Sectional Title

| Year      | Q1      | Q2     | Q3      | Q4      | Total   |
|-----------|---------|--------|---------|---------|---------|
| 2000-2004 | 5.33 %  | 5.36 % | 6.58 %  | 6.67 %  | 5.98 %  |
| 2005-2009 | 0.96 %  | 0.28 % | 0.08 %  | -0.06 % | 0.32 %  |
| 2010-2014 | -1.24 % | -1.1 % | -0.94 % | -0.9 %  | -1.05 % |
| 2015-2019 | 1.48 %  | 1.56 % | 1.82 %  | 1.94 %  | 1.7 %   |
| 2020-2024 | 5.44 %  | 5.62 % | 5.92 %  | 6 %     | 5.75 %  |
| 2025      | 7.7 %   | 6.6 %  | 6.6 %   | -       | 6.97 %  |



## LOOM Estimation

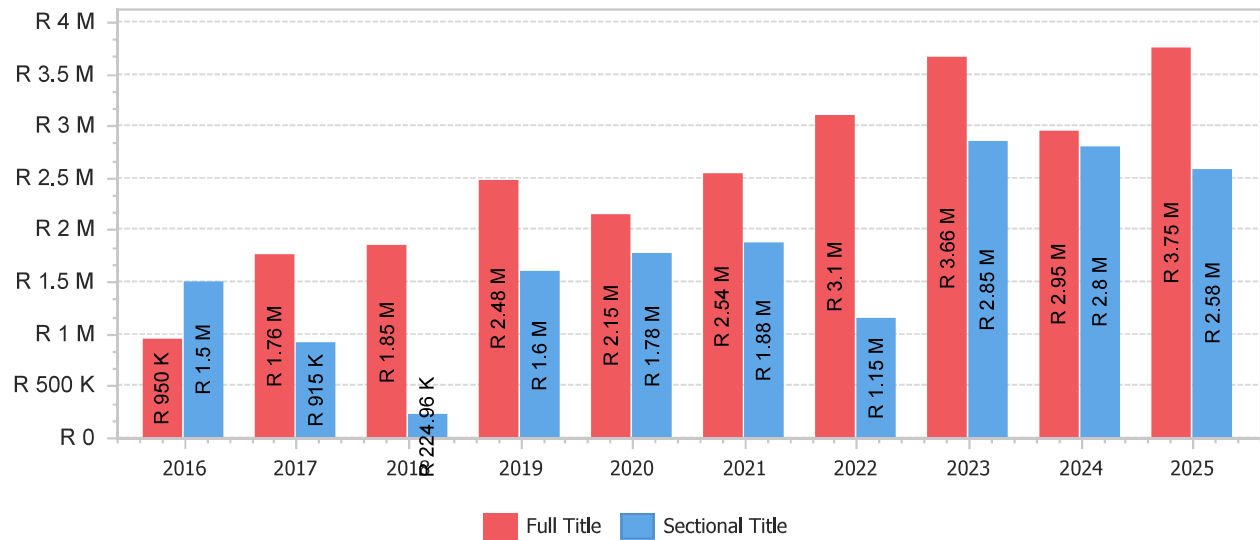
### Full Title



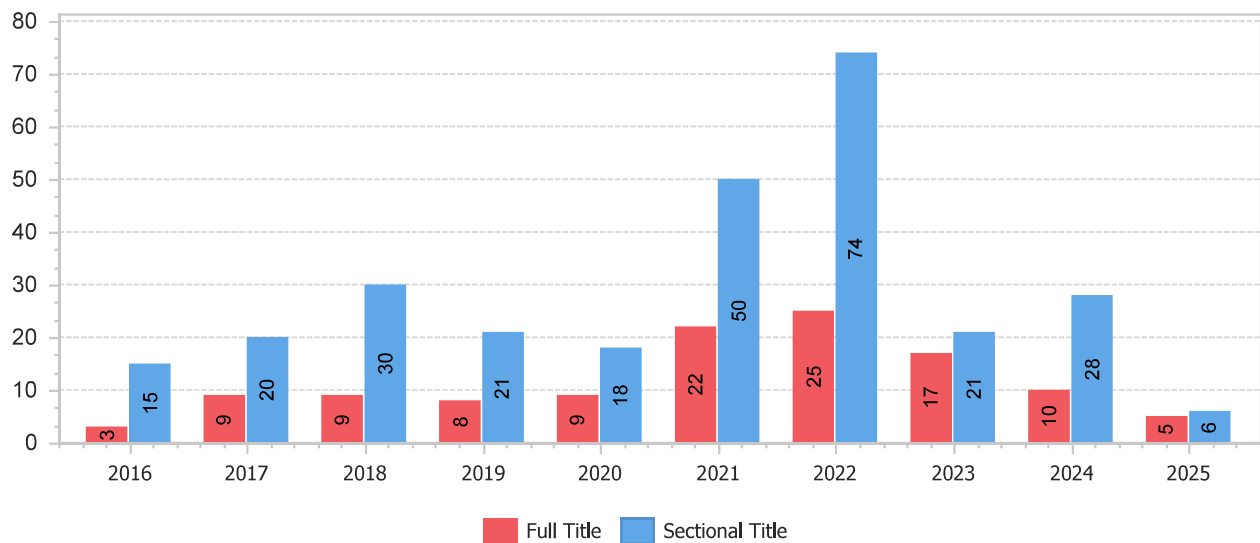


## Suburb Trends

### Median Price



### Number of Transfers



## Area Details

### Closest Education

Indwe Secondary School  
Public - Secondary **2.19 km**

### Closest Shopping

OK Express **1.41 km**

Caltex Fresh Stop **1.49 km**

LANGBERG MALL **1.51 km**

BAYVIEW PLAZA **1.61 km**

# Household Financial Index

\*Provides an assessed household income level based on property valuation and adjusted for number of earners, demographic ages, minimum wages, etc.on a SubPlace level

## Average Income Class

|        |               |                     |                 |              |              |                   |          |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|
| Lowest | Second Lowest | Low Emerging Middle | Emerging Middle | Lower Middle | Upper Middle | Emerging Affluent | Affluent |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|

## Highest Frequency Income Class

|        |               |                     |                 |              |              |                   |          |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|
| Lowest | Second Lowest | Low Emerging Middle | Emerging Middle | Lower Middle | Upper Middle | Emerging Affluent | Affluent |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|

Upper Middle is: R 647 953 to R 1 394 794

# Suburb Population

| Time  | Population | Density | Category |
|-------|------------|---------|----------|
| Day   | 3701       | 164     | Medium   |
| Night | 4245       | 189     | Medium   |

# Crime Statistics

\*Provides crime statistics, based on police crime data, rolled out to a SubPlace level. Crime types include: burglary at non-residential premises, burglary at residential premises, theft of motor vehicle and motorcycle and theft out of or from motor vehicle

|                       |          |     |          |      |           |
|-----------------------|----------|-----|----------|------|-----------|
| Crime Index Category: | Very Low | Low | Moderate | High | Very High |
|-----------------------|----------|-----|----------|------|-----------|

Low: 4.13 crimes per 1000 households (3.06 complexes, 3.06 estates)

# Weather

### Temperature

9.86 °C  
Min Avg

18.95 °C  
Annual Average

27.63 °C  
Max Avg

### Climate

29.64 mm  
Min Avg

412.96 mm  
Average Yearly Rainfall

43.14 mm  
Max Avg

### Comfortability Index

47.23 %  
Day Avg

70.45 %  
Annual Average

93.68 %  
Night Avg

 0.26 Annual Lightning Days Density Per km²

 1 Annual Hail Days

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