

Property Report



Report Details

Report Date: 2008/08/27
Tracking #: Consumer:20080827053014
Report #: 332889
User:

Property Details:

Property Type:	FREEHOLD	GPS Coords:	LAT: 28.0256 LONG: -26.1645
Province:	GAUTENG	Municipality:	CITY OF JOHANNESBURG
Township:	PARKVIEW	Erf:	444
Portion:	0		
Suburb:	PARKVIEW	Street:	GALWAY ROAD
Street Number:	76	Land Size:	1360

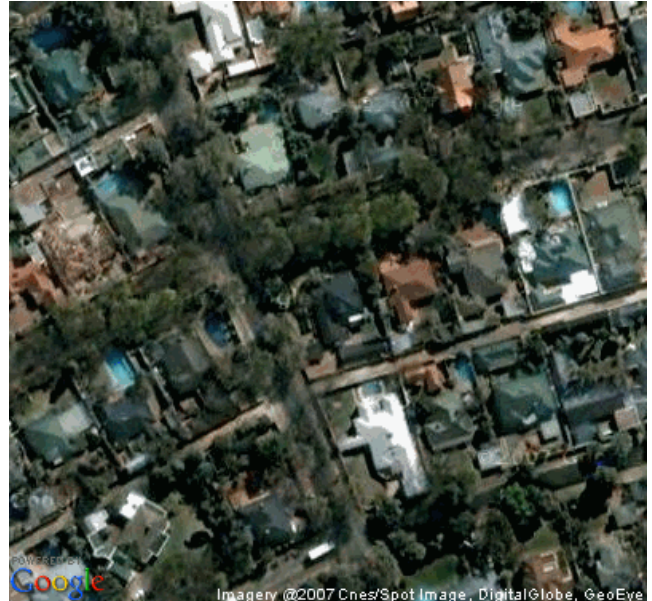
Owner Details

Owner Name: USER WEB Owner ID/ Reg Number: 58000000000000

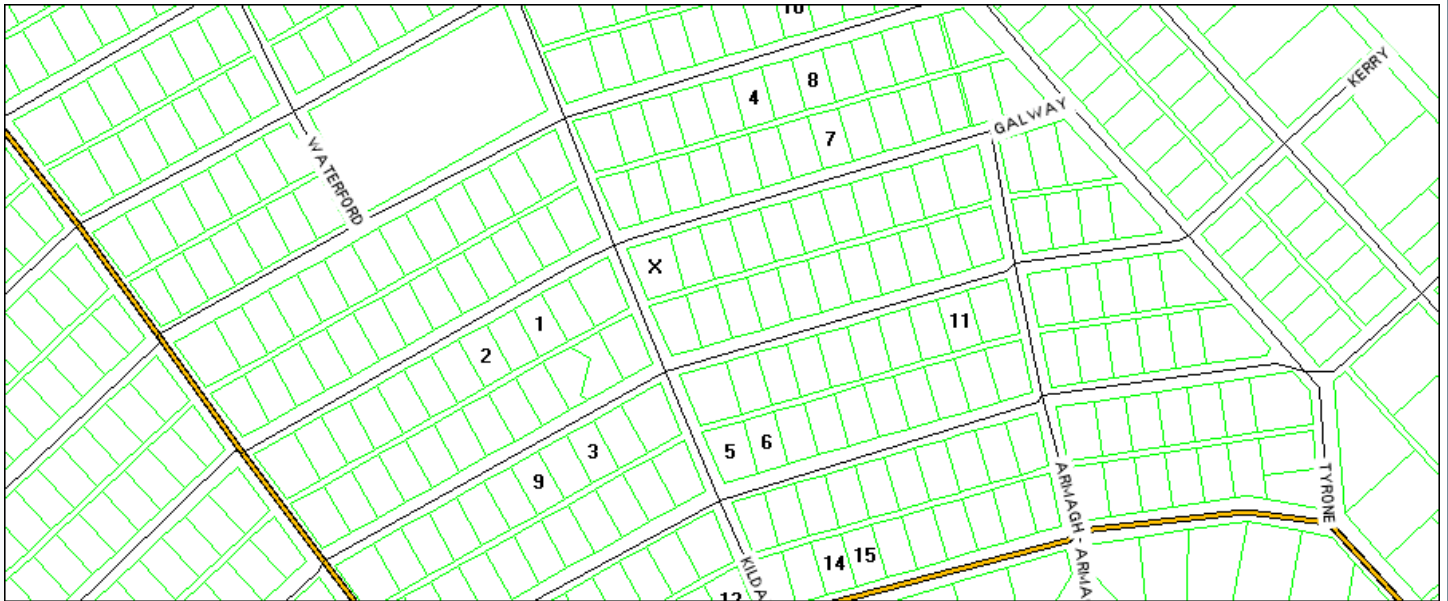
Municipal Valuation:

Valuation: COMING SOON Year of Valuation: COMING SOON
Zoning/Usage: COMING SOON


Aerial Photograph:



Comparable Sales:

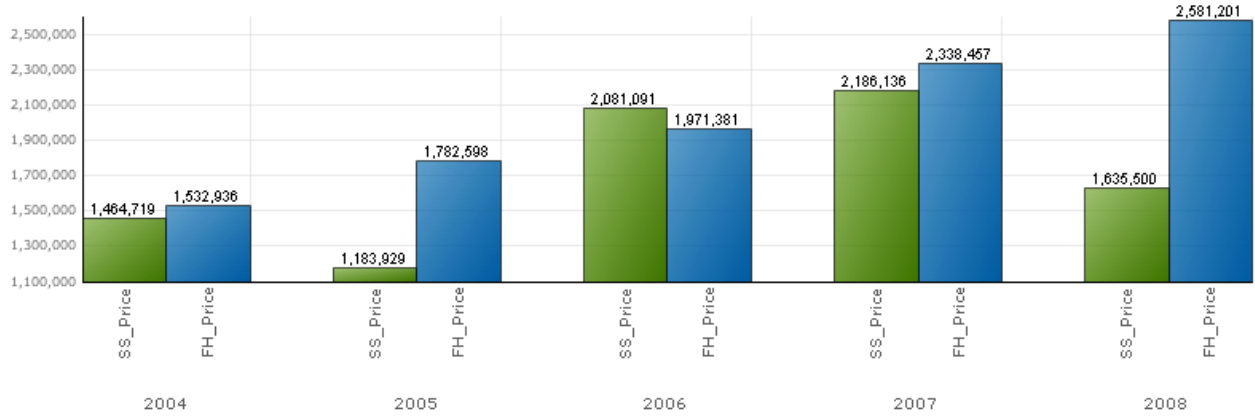


#	Suburb	Erf	Portion	Sales Date	Transfer Date	Sales Price	Size (m2)	Distance
1	PARKVIEW	745	0	20071007	20080205	2100000	1020	99
2	PARKVIEW	747	0	20070508	20070709	4000000	1020	148
3	PARKVIEW	769	0	20070228	20070703	2900000	1020	150
4	PARKVIEW	411	0	20070918	20071101	4700000	1020	151
5	PARKVIEW	490	0	20071123	20080222	2500000	1272	153
6	PARKVIEW	489	0	20070219	20070627	3725000	1020	159
7	PARKVIEW	423	0	20070323	20070628	3925000	1020	168
8	PARKVIEW	409	0	20070218	20070531	3700000	1020	189
9	PARKVIEW	771	0	20071115	20080229	2800000	1020	189
10	PARKVIEW	396	0	20080409		2800000	1020	227
11	PARKVIEW	466	0	20080303	20080516	4000000	1020	238
12	PARKVIEW	799	0	20080723		2500000	1103	263
13	PARKVIEW	799	0	20070628	20070906	1850000	1103	263
14	PARKVIEW	523	0	20080521	20080703	1900000	1020	267
15	PARKVIEW	522	0	20070228	20070730	2000000	1020	274

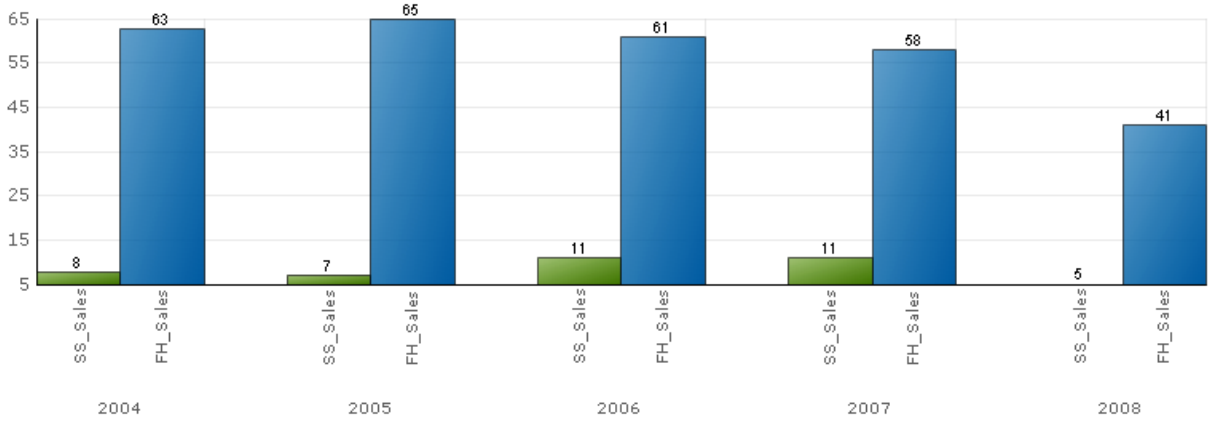
 Offer to purchase

Growth and Activity:

Average Price



Sales Volume



Disclaimer:

Please note that Lightstone 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.

Explanatory notes and definitions

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.

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.

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.

The **Usage** (Zoning) refers to the purpose for which the property can be used.

The **Aerial/Satellite Imagery** obtained from both the relevant municipality (where available) and from Google. Both images offer zooming and panning functionality that enables users to examine the property and the area in detail. The municipal imagery offers measurement functionality that enables users to determine the distance between points or the area under roof. The municipal imagery also shows the location of the comparable sales referred to in the comparable sales and enables accurate comparative analysis.

The **Comparable Sales Table** shows the details of the 15 most relevant comparable sales and the Comparable Sales Map shows where these comparable sales are in relation to the subject property.

The **Suburb Trends** graphs show the average price and total volume of sales in the suburb by property type for the last 5 years.