

# Valuation Report



## Report Details

Report Date: 2008/10/13  
Tracking #: Consumer:20081013091835  
Report #: 334373  
User:

## Property Details:

Property Type:	FREEHOLD	GPS Coords:	LAT: 28.0284 LONG: -26.1638
Province:	GAUTENG	Municipality:	CITY OF JOHANNESBURG
Township:	PARKVIEW	Erf:	433
Portion:	0		
Suburb:	PARKVIEW	Street:	GALWAY ROAD
Street Number:	98	Land Size:	995

## Owner Details

Owner Name:	COMMERSE EDWARD	Owner ID/ Reg Number:	700000000000
Owner Name:	COMMERCE ELLEN	Owner ID/ Reg Number:	680000000000

## Municipal Valuation:

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

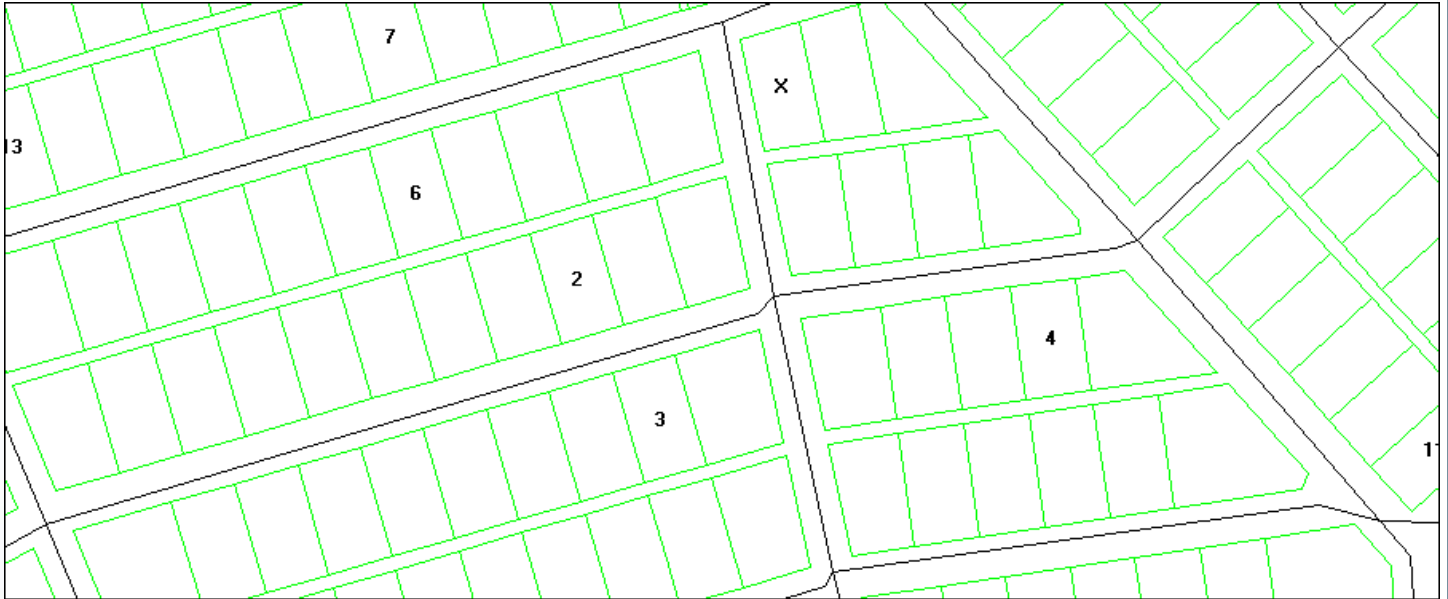
## Valuation Details:

Estimated Value:	R 1,760,000		
Safety Score:	76%	Accuracy Score:	27%
Estimated High:	R 3,430,000	Estimated Low:	R 1,250,000
Last Sales Date:	20000921	Last Sales Price:	R 420,000

## Aerial Photograph:



## Comparable Sales:

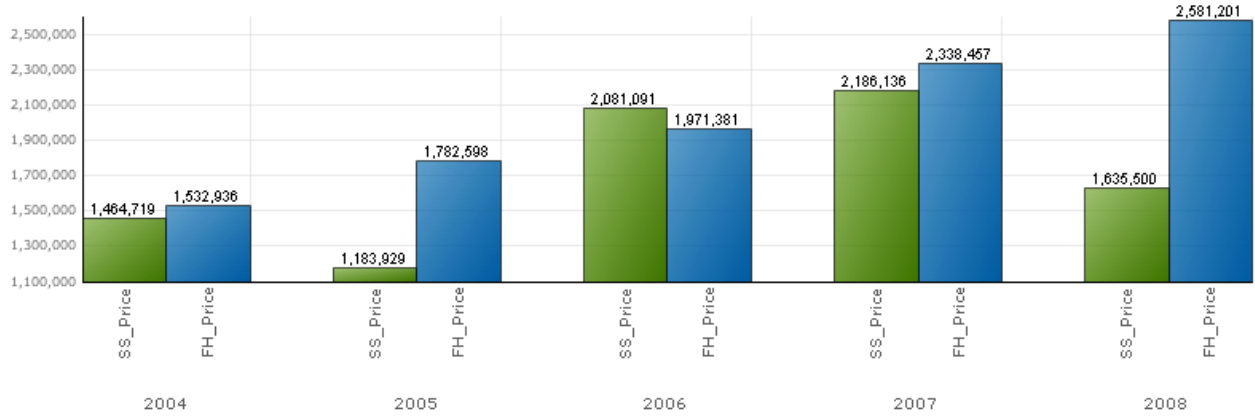


#	Suburb	Erf	Portion	Sales Date	Transfer Date	Sales Price	Size (m2)	Distance
1	PARKVIEW	404	0	20071222	20080528	1850000	1156	103
2	PARKVIEW	451	0	20080626		2900000	1021	104
3	PARKVIEW	466	0	20080303	20080516	4000000	1021	131
4	PARKVIEW	461	0	20080614	20080917	2900000	1021	136
5	PARKVIEW	136	0	20080220	20080811	2800000	1015	139
6	PARKVIEW	438	0	20080521	20080731	2000000	1019	141
7	PARKVIEW	423	0	20070323	20070628	3925000	1020	146
8	PARKVIEW	392	0	20080412	20080617	2000000	953	164
9	PARKVIEW	411	0	20070918	20071101	4700000	1022	210
10	PARKVIEW	396	0	20080409		2800000	1022	211
11	PARKVIEW	216	0	20070606	20070807	2800000	954	275
12	PARKVIEW	386	0	20080506	20080911	1800000	1020	278
13	PARKVIEW	429	0	20080902		2800000	1021	285
14	PARKVIEW	490	0	20071123	20080222	2500000	1270	315
15	PARKVIEW	523	0	20080521	20080703	1900000	1021	341

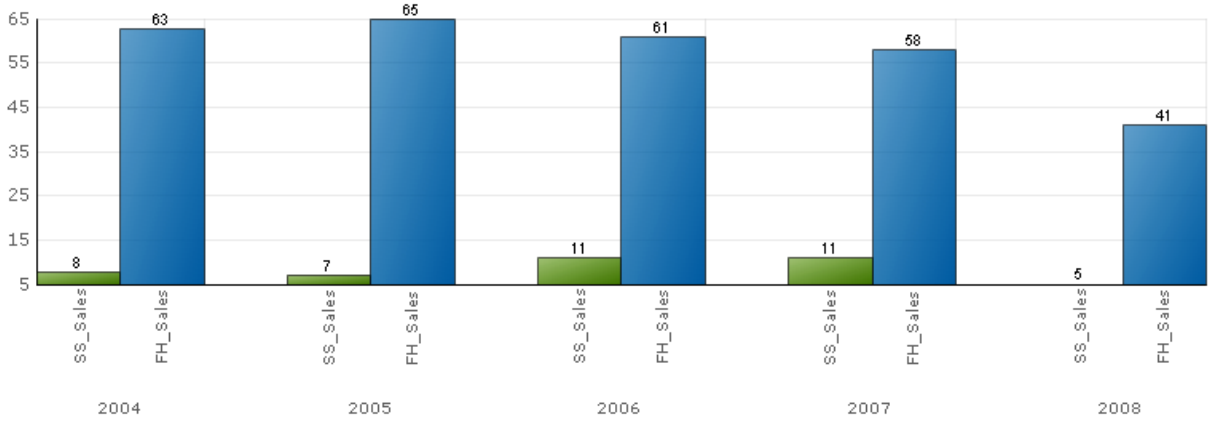
  Offer to purchase

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.