



Client: Auction Boys
 User: Derek Fox
 Tracking #: Blueprint_Prop:20220530091036
 Report Date: 2022/05/30
 Report #: 51199959

Property Details

Property Type: FARM
 Province: GAUTENG
 Registration Division: IR
 Farm Name: KLIPPOORTJE
 Suburb: GROENEWEIDE
 Street #: 135
 Last Sales Date: 20040217
 Land Size (Registered): 2.9329 ha
 Land Size (Cadastral): 2.9335 ha
 Estimate Size Under Roof: Not Available

Legal Description: RE of Ptn 135 [PTN48-LG794/961] Farm 110
 Municipality: KLIPPOORTJE Reg Div: IR GAUTENG
 Ekurhuleni
 Erf #: 110
 Portion #: 135
 Street: Agulhas ROAD
 Last Sales Price: R 326 000 (Possibly Land Only)
 Coordinates (Lat\ Long): [Google Maps: -26.2805, 28.2340](#) | [Street View](#)
 SG Code: T0IR00000000011000135

* Property Appears to be a Remaining Extent

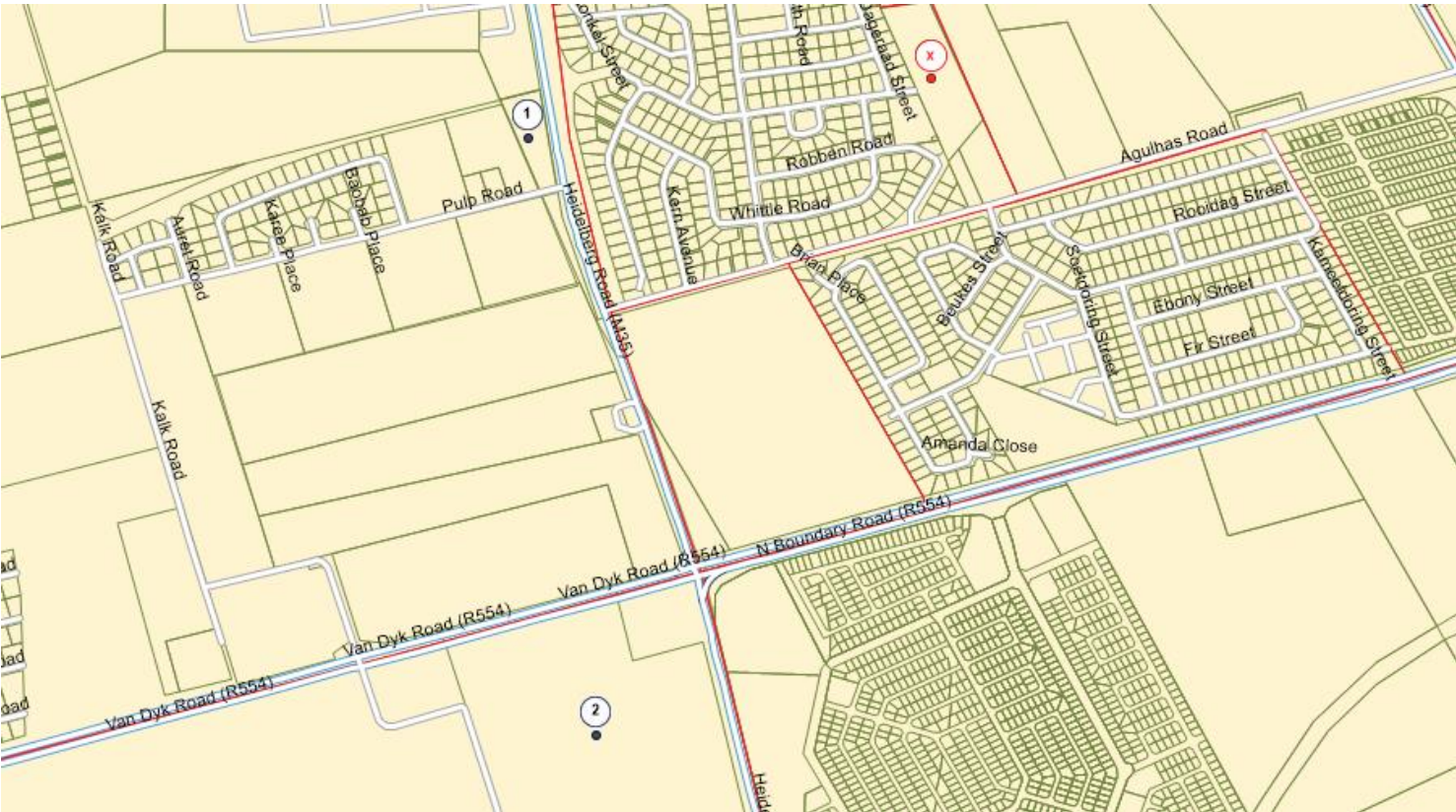
Owner Details



Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
NOMAFORCE PTY LTD	201615729607	T35256/2022		Not Available

Imagery





Street Address	Township	Farm Name	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
KLIPPOORTJE	IR	KLIPPOORTJE	110 274	20190614	20191029	R 750 000	1.18 ha	R 64	785	☒	-	-	-	-
RONDEBULT	IR	RONDEBULT	136 7	20210813	20220225	R 2 532 000	25.11 ha	R 10	1536	☒	-	-	-	-
Offer to purchase														

Comparable Valuation

Comparable Average Sales Price: R 1 641 000

Municipal Valuation

Municipal Valuation:	R 2 346 320	Year of Valuation:	2021
Rating Period:	2020/2021	Estimated Monthly Rates:	R 514
Usage Category:	AGRICULTURE	Usage:	AGRICULTURE

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
COMPANY		20220510	20220302	R 2 199 675	T35256/2022
PRIVATE PERSON	OTHER	20060820	20040217	R 326 000	T110480/2006
OTHER	PRIVATE PERSON	19991028	19980305	R 180 000	T126970/1999

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 2 199 675

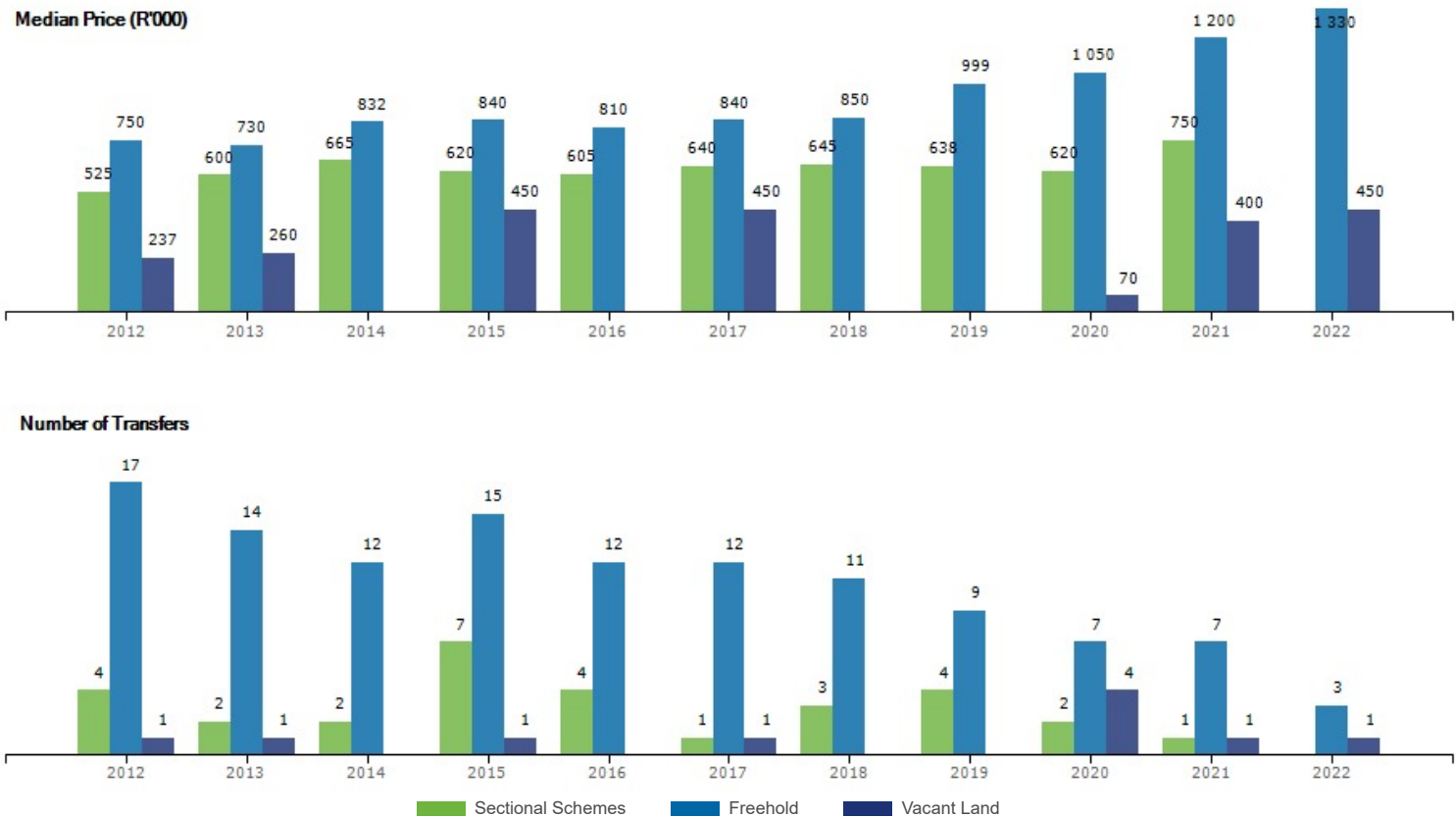
Min Transfer in Suburb: R 2 199 675

Total Transfers: 1

Street Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
COMPANY		20220510	20220302	R 2 199 675	T35256/2022	Agulhas	135
PRIVATE PERSON	PRIVATE PERSON	20211118	20201231	R 875 000	T49969/2021	Agulhas	25
PRIVATE PERSON	PRIVATE PERSON	20190215	20180826	R 1 060 000	T3743/2019	Agulhas	27

Suburb Trends - GROENEWEIDE



Amenity	Type	Distance (km)
Total - Klippoortjie	FillingStation	0.93 km
 Sasol Klippoortjie North	FillingStation	1.20 km
Sasol Klippoortjie South	FillingStation	1.27 km
Netcare Sunward Park Hospital	Hospital/Clinic	3.13 km
 Netcare Sunward Park Hospital	Hospital/Clinic	3.18 km
Dr Ge Pienaar	Hospital/Clinic	3.67 km
 South African Police Service - Dawn Park	PoliceStation	4.05 km
College Kids Pre-Primary School	School	0.33 km
 Hoërskool Elspark	SecondarySchool	1.41 km
Rondebult Secondary School	SecondarySchool	1.65 km
Kingfisher Square - Shopping Centre	ShoppingCentre	1.58 km
 Pick 'N Pay	ShoppingCentre	1.67 km
Kingfisher Square	ShoppingCentre	1.67 km
Saj Competency Training Institute Ltd	TertiaryInstitution	3.80 km
 The SAJ Competency Training Institute	TertiaryInstitution	3.84 km
P & T Technologies	TertiaryInstitution	4.30 km

Disclaimer

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