

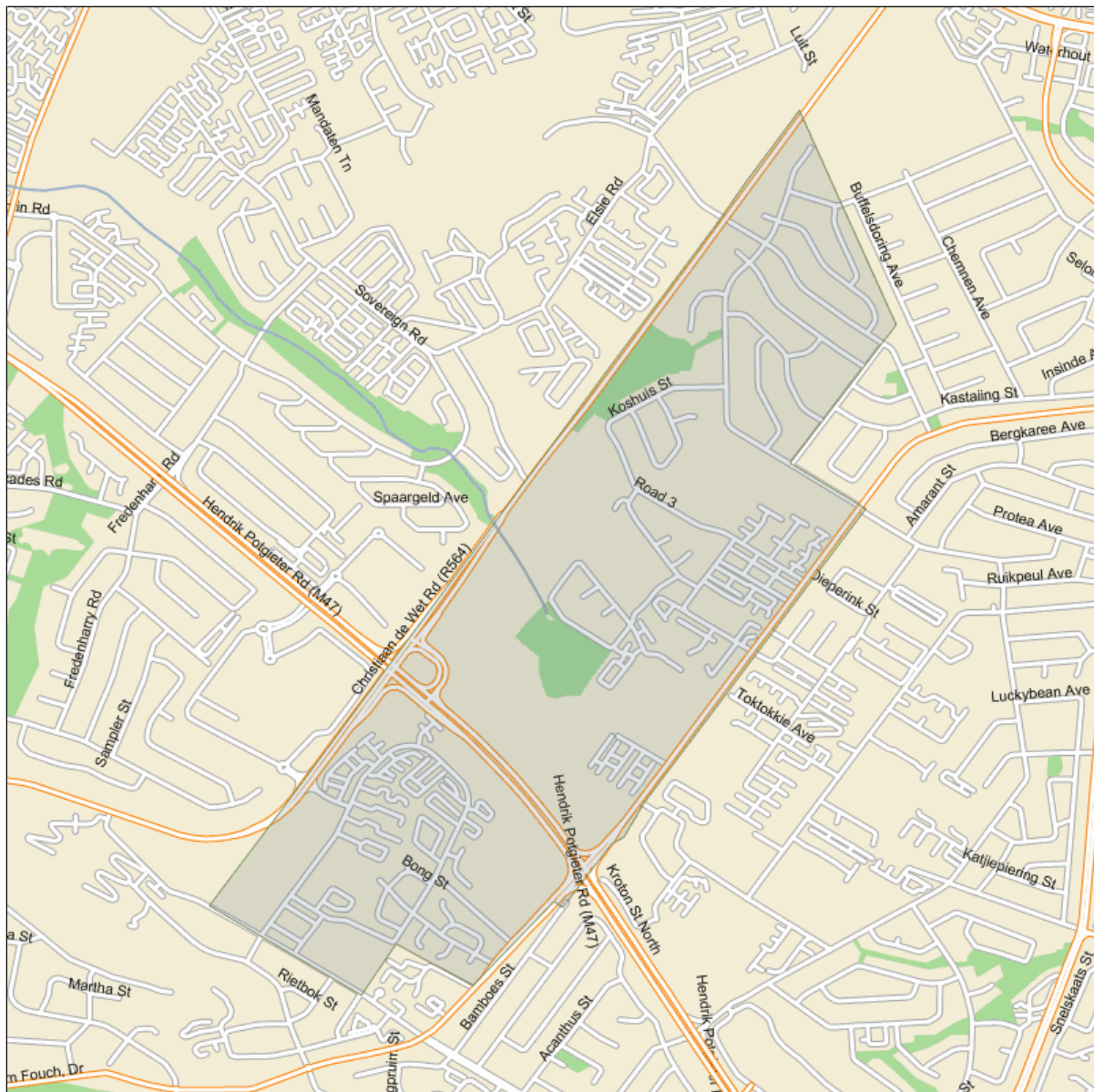
Suburb Report

```
System.Data.SqlClient.SqlException (0x80131904): Conversion failed when converting from a character string to uniqueidentifier. at System.Data.SqlClient.SqlConnection.OnError(SqlException exception, Boolean breakConnection) at System.Data.SqlClient.TdsParser.ThrowExceptionAndWarning() at System.Data.SqlClient.TdsParser.Run(RunBehavior runBehavior, SqlCommand cmdHandler, SqlDataReader dataStream, BulkCopySimpleResultSet bulkCopyHandler, TdsParserStateObject stateObj) at System.Data.SqlClient.SqlDataReader.HasMoreRows() at System.Data.SqlClient.SqlDataReader.ReadInternal(Boolean setTimeout) at System.Data.Common.DataAdapter.FillLoadDataRow(SchemaMapping mapping) at System.Data.Common.DataAdapter.FillFromReader(DataSet dataset, DataTable datatable, String srcTable, DataReaderContainer dataReader, Int32 startRecord, Int32 maxRecords, DataColumn parentChapterColumn, Object parentChapterValue) at System.Data.Common.DataAdapter.Fill(DataSet dataSet, String srcTable, IDataReader dataReader, Int32 startRecord, Int32 maxRecords) at System.Data.Common.DbDataAdapter.FillInternal(DataSet dataset, DataTable[] datatables, Int32 startRecord, Int32 maxRecords, String srcTable, IDbCommand command, CommandBehavior behavior) at System.Data.Common.DbDataAdapter.Fill(DataSet dataSet, Int32 startRecord, Int32 maxRecords, String srcTable, IDbCommand command, CommandBehavior behavior) at System.Data.Common.DbDataAdapter.Fill(DataSet dataSet) at clsFunctions.returnDataRow(String strSql) in D:\AVM\App_Code\clsFunctions.vb:line 214
```

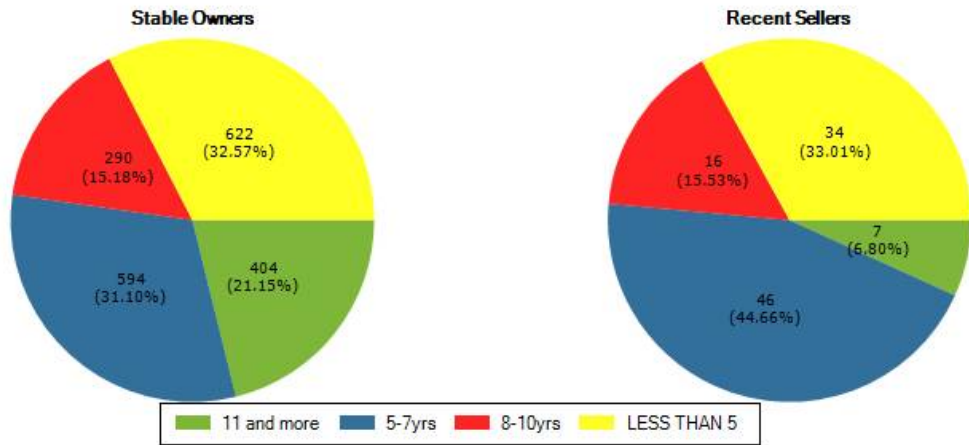
New Search

Suburb Details

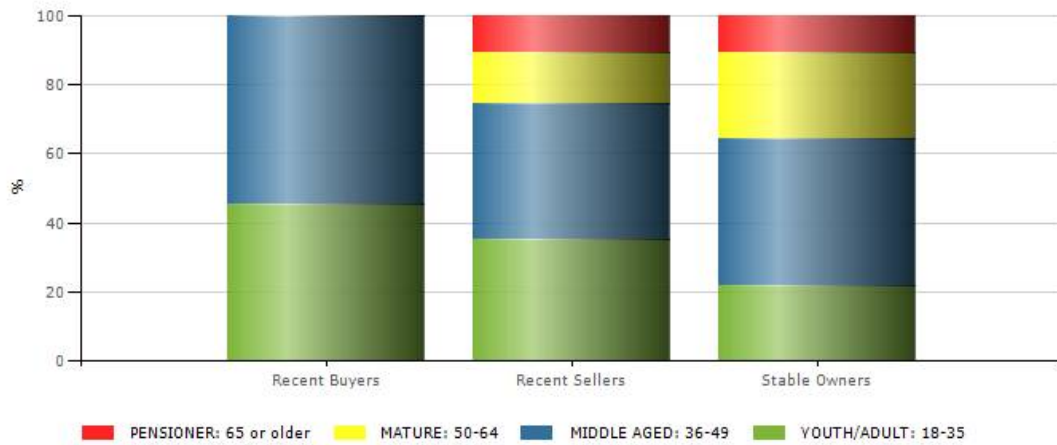
Suburb: ALLENS NEK
Township: ALLENS NEK
Municipality: City of Johannesburg
Province: Gauteng



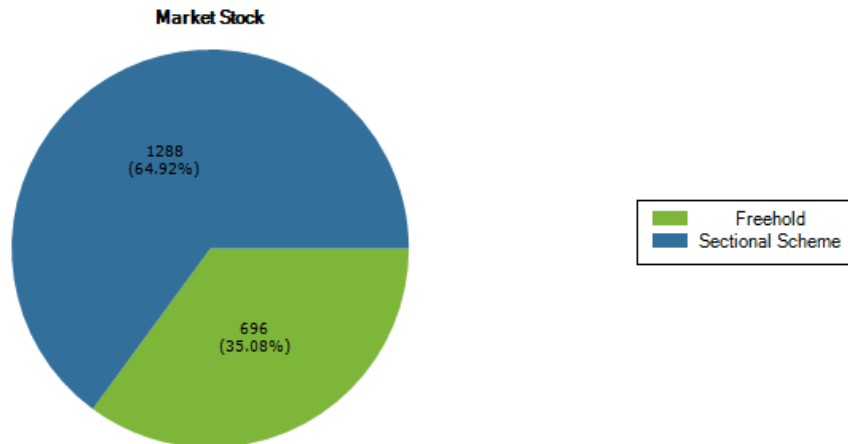
Tenure of Owners



Age of Residents



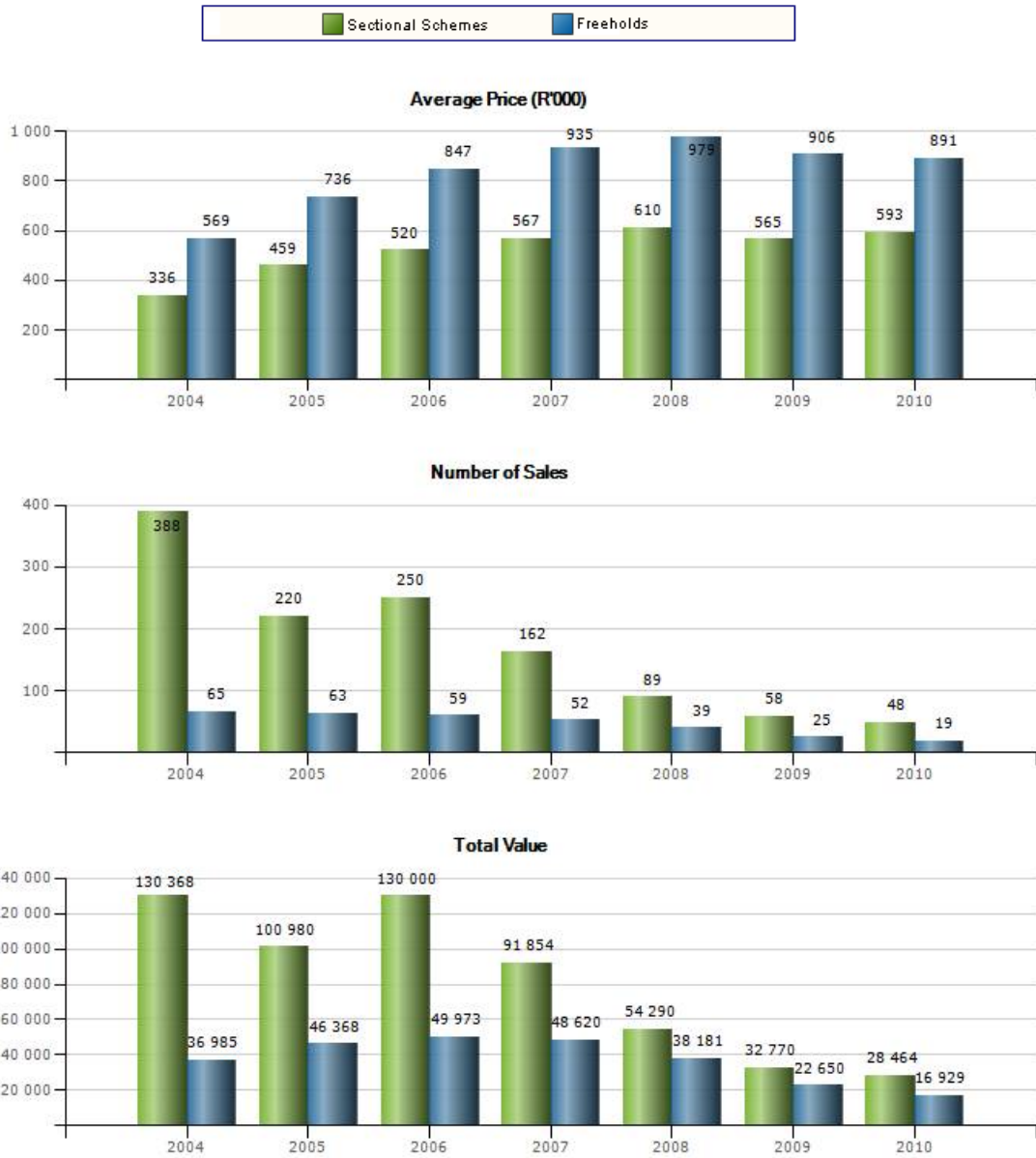
Market Stock:



Transfer Information

Transfer Information Up to Sep 2010						*All ZAR Values in R'000				
Property Transfer Information	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Property Data										
NEW										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0	1	100.0	495	100.0	495
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	1	100	495	100	495
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000	1	25.0	277	8.8	277	1	3.8	277	1.1	277
R400000 - R800000		0.0		0.0	0	7	26.9	5 039	20.0	720
R800000 - R1.5mil	3	75.0	2 870	91.2	957	17	65.4	17 850	71.0	1 050
R1.5mil - R3mil		0.0		0.0	0	1	3.8	1 980	7.9	1 980
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	4	100	3 147	100	787	26	100	25 146	100	967
SS										
R0 - R400000	1	5.0	390	3.2	390	5	7.6	1 832	4.6	366
R400000 - R800000	17	85.0	9 630	79.9	566	52	78.8	29 382	73.3	565
R800000 - R1.5mil	2	10.0	2 040	16.9	1 020	9	13.6	8 854	22.1	984
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	20	100	12 060	100	603	66	100	40 068	100	607
Totals Per Price band										
R0 - R400000	2	8.3	667	4.4	334	6	6.5	2 110	3.2	352
R400000 - R800000	17	70.8	9 630	63.3	566	60	64.5	34 916	53.1	582
R800000 - R1.5mil	5	20.8	4 910	32.3	982	26	28.0	26 704	40.6	1 027
R1.5mil - R3mil		0.0		0.0	0	1	1.1	1 980	3.0	1 980
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	24	100	15 207	100	634	93	100	65 709	100	707

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
BRIGHTON BEACH	ETHEKWINI	KWAZULU NATAL	1347	1 106 909
LAMBTON	EKURHULENI	GAUTENG	1348	1 105 066
LYTTELTON MANOR	CITY OF TSHWANE	GAUTENG	1349	1 104 876
WALKERVILLE	MIDVAAL	GAUTENG	1350	1 103 906
BLUE WATER BAY	NELSON MANDELA BAY	EASTERN CAPE	1351	1 103 342
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	1352	1 103 314
GONUBIE	BUFFALO CITY	EASTERN CAPE	1353	1 101 905
BERG EN DAL	DRAKENSTEIN	WESTERN CAPE	1354	1 101 195
PREMIER PARK	GREATER TZANEEN	LIMPOPO	1355	1 101 125
MTWALUMI	UMDONI	KWAZULU NATAL	1356	1 100 520
BENDINGO	HIBISCUS COAST	KWAZULU NATAL	1357	1 099 853

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
KAMEELDRIFT	NOKENG TSA TAEMANE	GAUTENG	626	1 111 712
FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	627	1 108 710
LAMBTON	EKURHULENI	GAUTENG	628	1 105 066
LYTTELTON MANOR	CITY OF TSHWANE	GAUTENG	629	1 104 876
WALKERVILLE	MIDVAAL	GAUTENG	630	1 103 906
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	631	1 103 314
LYNDHURST	CITY OF JOHANNESBURG	GAUTENG	632	1 098 903
TAMARA PARK	CITY OF TSHWANE	GAUTENG	633	1 096 757
VANDEBIJL PARK SE 4	EMFULENI	GAUTENG	634	1 096 324
BENONI ORCHARDS AH	EKURHULENI	GAUTENG	635	1 096 000
MEADOWBROOK	EKURHULENI	GAUTENG	636	1 095 987

Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WILLAWAY AH	CITY OF JOHANNESBURG	GAUTENG	312	1 139 231
VORNA VALLEY	CITY OF JOHANNESBURG	GAUTENG	313	1 130 268
SONNEGLANS	CITY OF JOHANNESBURG	GAUTENG	314	1 128 409
STRIJDOPARK	CITY OF JOHANNESBURG	GAUTENG	315	1 117 083
FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	316	1 108 710
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	317	1 103 314
LYNDHURST	CITY OF JOHANNESBURG	GAUTENG	318	1 098 903
HONEYDEW	CITY OF JOHANNESBURG	GAUTENG	319	1 089 048
ALAN MANOR	CITY OF JOHANNESBURG	GAUTENG	320	1 085 296
BRAMLEY GARDENS	CITY OF JOHANNESBURG	GAUTENG	321	1 083 681
PRINCESS AH	CITY OF JOHANNESBURG	GAUTENG	322	1 069 231

National Ranking (Sectional Scheme): Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SONSTRAAL HEIGHTS	CITY OF CAPE TOWN	WESTERN CAPE	859	663 952
GARIEPDAM	KOPANONG	FREE STATE	860	663 846
RIETONDALE RESEARCH STATION	CITY OF TSHWANE	GAUTENG	861	663 250
ZANDSPRUIT	CITY OF JOHANNESBURG	GAUTENG	862	663 036
SONNEKUIL	CITY OF CAPE TOWN	WESTERN CAPE	863	662 813
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	864	662 557
MALVERN	ETHEKWINI	KWAZULU NATAL	865	662 295
FLORA GARDENS	EMFULENI	GAUTENG	866	661 864
KLIPPOORTJE NORTH	EKURHULENI	GAUTENG	867	661 825
ROBERTSON	BREEDE RIVER/WINELANDS	WESTERN CAPE	868	661 176
ST GEORGES PARK	NELSON MANDELA BAY	EASTERN CAPE	869	661 016

Provincial Ranking (Sectional Scheme): Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
THREE RIVERS NORTH	EMFULENI	GAUTENG	371	666 670
AMANDASIG	CITY OF TSHWANE	GAUTENG	372	665 528
ROSEVILLE	CITY OF TSHWANE	GAUTENG	373	665 000
RIETONDALE RESEARCH STATION	CITY OF TSHWANE	GAUTENG	374	663 250
ZANDSPRUIT	CITY OF JOHANNESBURG	GAUTENG	375	663 036
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	376	662 557
FLORA GARDENS	EMFULENI	GAUTENG	377	661 864
KLIPPOORTJE NORTH	EKURHULENI	GAUTENG	378	661 825
CELTISDAL	CITY OF TSHWANE	GAUTENG	379	660 977
LYTTELTON MANOR	CITY OF TSHWANE	GAUTENG	380	660 503
DIE HOEWES	CITY OF TSHWANE	GAUTENG	381	660 091

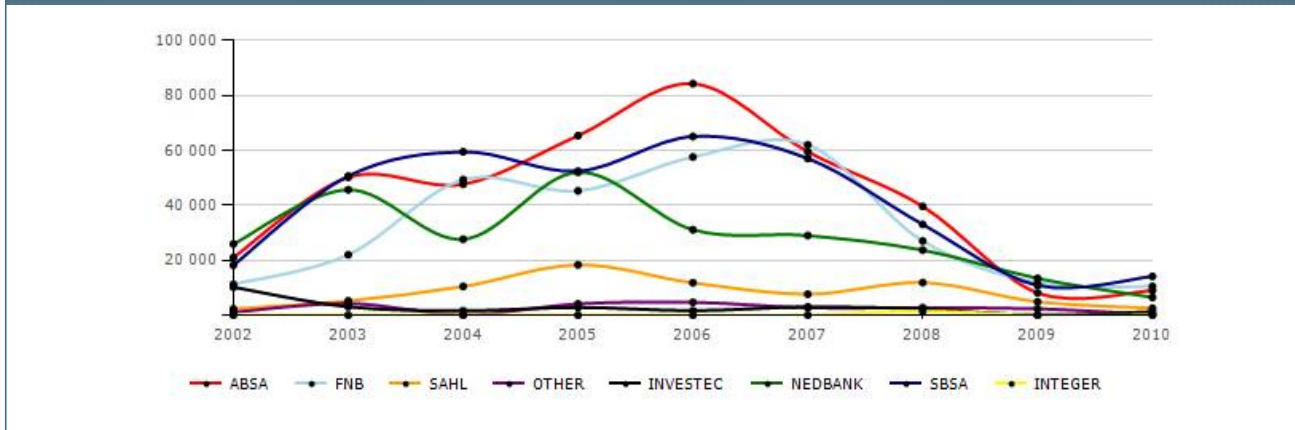
Municipal Ranking (Sectional Scheme): Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	181	671 242
NORTHWOLD	CITY OF JOHANNESBURG	GAUTENG	182	671 053
MIDRIDGE PARK	CITY OF JOHANNESBURG	GAUTENG	183	670 774
DORELAN	CITY OF JOHANNESBURG	GAUTENG	184	667 000
ZANDSPRUIT	CITY OF JOHANNESBURG	GAUTENG	185	663 036
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	186	662 557
CORLETT GARDENS	CITY OF JOHANNESBURG	GAUTENG	187	656 894
SOUTH KENSINGTON	CITY OF JOHANNESBURG	GAUTENG	188	656 364
GREYMONT	CITY OF JOHANNESBURG	GAUTENG	189	656 154
FLORIDA GLEN	CITY OF JOHANNESBURG	GAUTENG	190	653 580
NOORDWYK	CITY OF JOHANNESBURG	GAUTENG	191	649 018

Bond Information

						*All ZAR Values in R'000				
Deeds Office Information Up to Sep 2010	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Bond data										
ORDINARY LOAN										
ABSA	5	26.3	2 603	24.6	521	15	19.5	8 603	17.5	574
FNB		0.0		0.0	0	23	29.9	14 692	29.9	639
INVESTEC		0.0		0.0	0	1	1.3	1 270	2.6	1 270
NEDBANK	2	10.5	1 321	12.5	661	10	13.0	7 297	14.8	730
OTHER		0.0		0.0	0	1	1.3	180	0.4	180
SAHL	1	5.3	810	7.7	810	2	2.6	1 590	3.2	795
SBSA	11	57.9	5 837	55.2	531	25	32.5	15 556	31.6	622
Total	19	100	10 571	100	556	77	100	49 187	100	639
FURTHER ADVANCE										
ABSA	1	11.1	300	15.5	300	11	34.4	1 764	28.4	160
FNB	2	22.2	140	7.3	70	6	18.8	1 048	16.8	175
NEDBANK	2	22.2	503	26.0	251	5	15.6	1 603	25.8	321
OTHER		0.0		0.0	0	2	6.3	425	6.8	213
SAHL	1	11.1	150	7.8	150	1	3.1	150	2.4	150
SBSA	3	33.3	839	43.4	280	7	21.9	1 230	19.8	176
Total	9	100	1 932	100	215	32	100	6 220	100	194
SWITCH IN										
ABSA	3	37.5	2 517	41.6	839	3	25.0	2 517	30.6	839
FNB	2	25.0	1 640	27.1	820	2	16.7	1 640	19.9	820
NEDBANK	1	12.5	800	13.2	800	1	8.3	800	9.7	800
OTHER		0.0		0.0	0	1	8.3	150	1.8	150
SAHL	1	12.5	650	10.7	650	3	25.0	2 070	25.2	690
SBSA	1	12.5	445	7.4	445	2	16.7	1 045	12.7	523
Total	8	100	6 052	100	757	12	100	8 222	100	685
Bank Totals										
ABSA	9	25.0	5 420	29.2	602	29	24.0	12 884	20.2	444
FNB	4	11.1	1 780	9.6	445	31	25.6	17 380	27.3	561
NEDBANK	5	13.9	2 624	14.1	525	16	13.2	9 700	15.2	606
SAHL	3	8.3	1 610	8.7	537	6	5.0	3 810	6.0	635
SBSA	15	41.7	7 121	38.4	475	34	28.1	17 831	28.0	524
Total bonds registered	36	100	18 554	100	515	121	100	63 629	100	526
SWITCH OUT										
ABSA	5	62.5	2 852	51.1	570	7	58.3	3 482	50.3	497
FNB	1	12.5	420	7.5	420	2	16.7	605	8.7	303
OTHER	1	12.5	1 600	28.7	1 600	1	8.3	1 600	23.1	1 600
OTHER BANK		0.0		0.0	0	1	8.3	520	7.5	520
SBSA	1	12.5	710	12.7	710	1	8.3	710	10.3	710
Total	8	100	5 582	100	698	12	100	6 917	100	576

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Netcare - Constantia Clinic
Hospital/Clinic	Mayo Clinic
Hospital/Clinic	Cardiac Rehabilitation Centre
Hospital/Clinic	Life Healthcare - Flora Clinic - Oncology Centre
Hospital/Clinic	Fauchard Clinic
PoliceStation	Police SAPS - Fairland
PoliceStation	Police SAPS - Florida
PrePrimarySchool	Clever Kids Creche
PrimarySchool	Agape Christian Primary School
PrimarySchool	Panorama Primary School
School	Little Bean Early Learning Centre
SecondarySchool	Allen's Glen High School
ShoppingCentre	The Valley Shopping Centre
ShoppingCentre	Clearwater Mall - Main Entrance
ShoppingCentre	Allens Nek Retail Park
ShoppingCentre	Clearwater Mall - Alternative Entrance
ShoppingCentre	Constantia Square

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. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.

Explanatory Notes

The Suburb Details section shows a map with the outline of the suburb which assists the user in visually referencing the area.

The Transfer Information shows the number of property transfers for the suburb split into New (first time registrations) and Repeat sales. The new and repeat data is further split into free hold (FH), sectional scheme (SS) and Estates (EST) shown in a 3 month and 12 month view.

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

The Age of Residents bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.

The Tenure of Owners graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.

The Bond Information table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The Lending By Institution graph shows the total bonds registered by bank by year for the past 7 years in the suburb.

The Suburb Ranking tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.