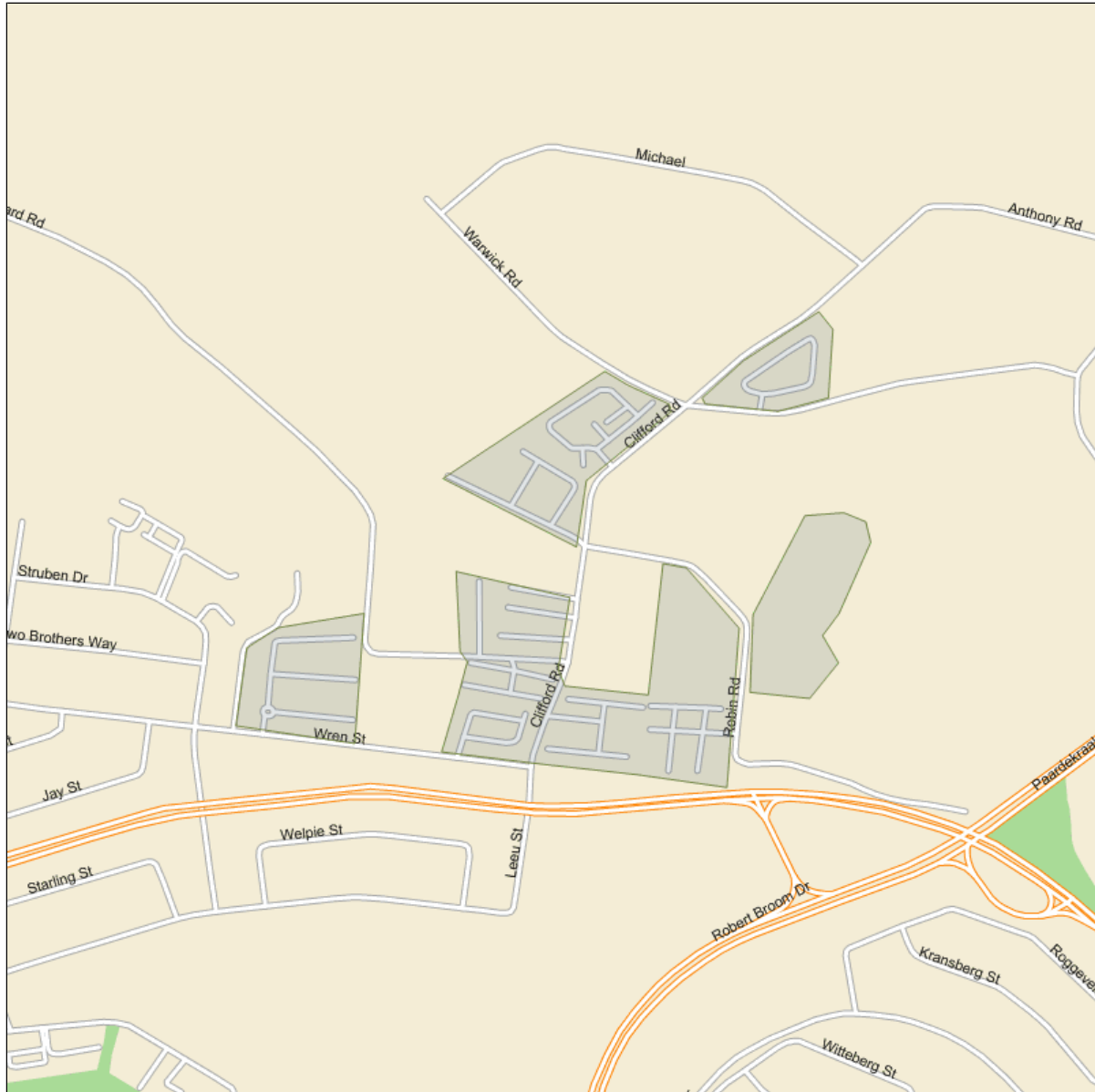


Suburb Report

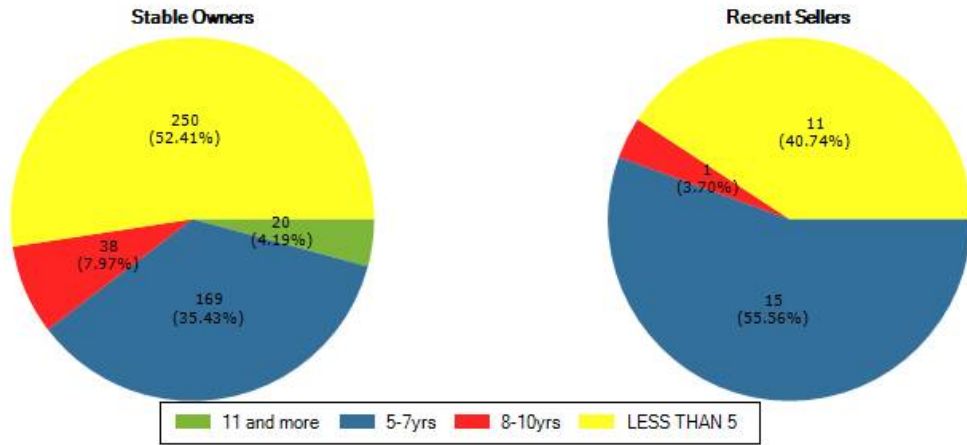
[New Search](#)

Suburb Details

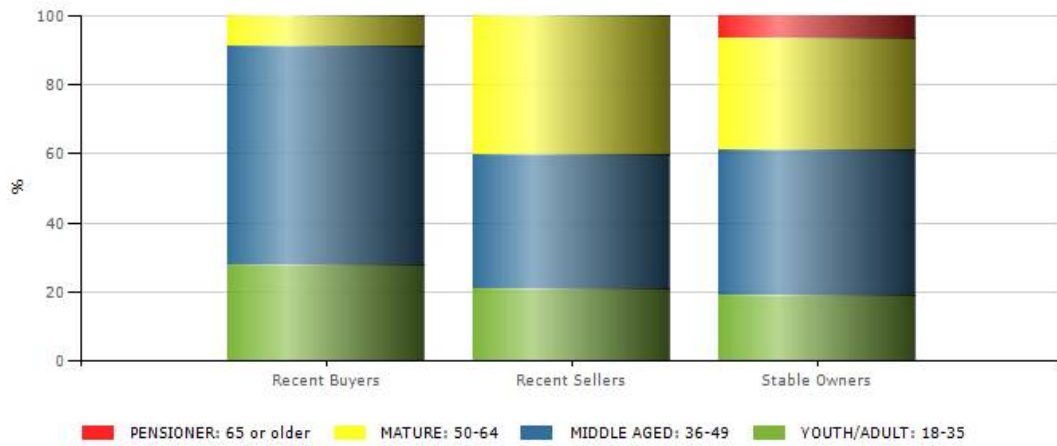
Suburb: CHANCLIFF RIDGE
Township: CHANCLIFF RIDGE
Municipality: Mogale City
Province: Gauteng



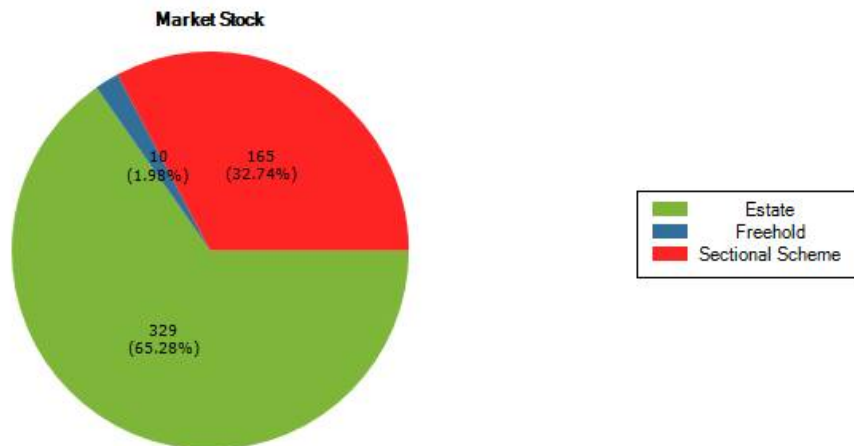
Tenure of Owners



Age of Residents



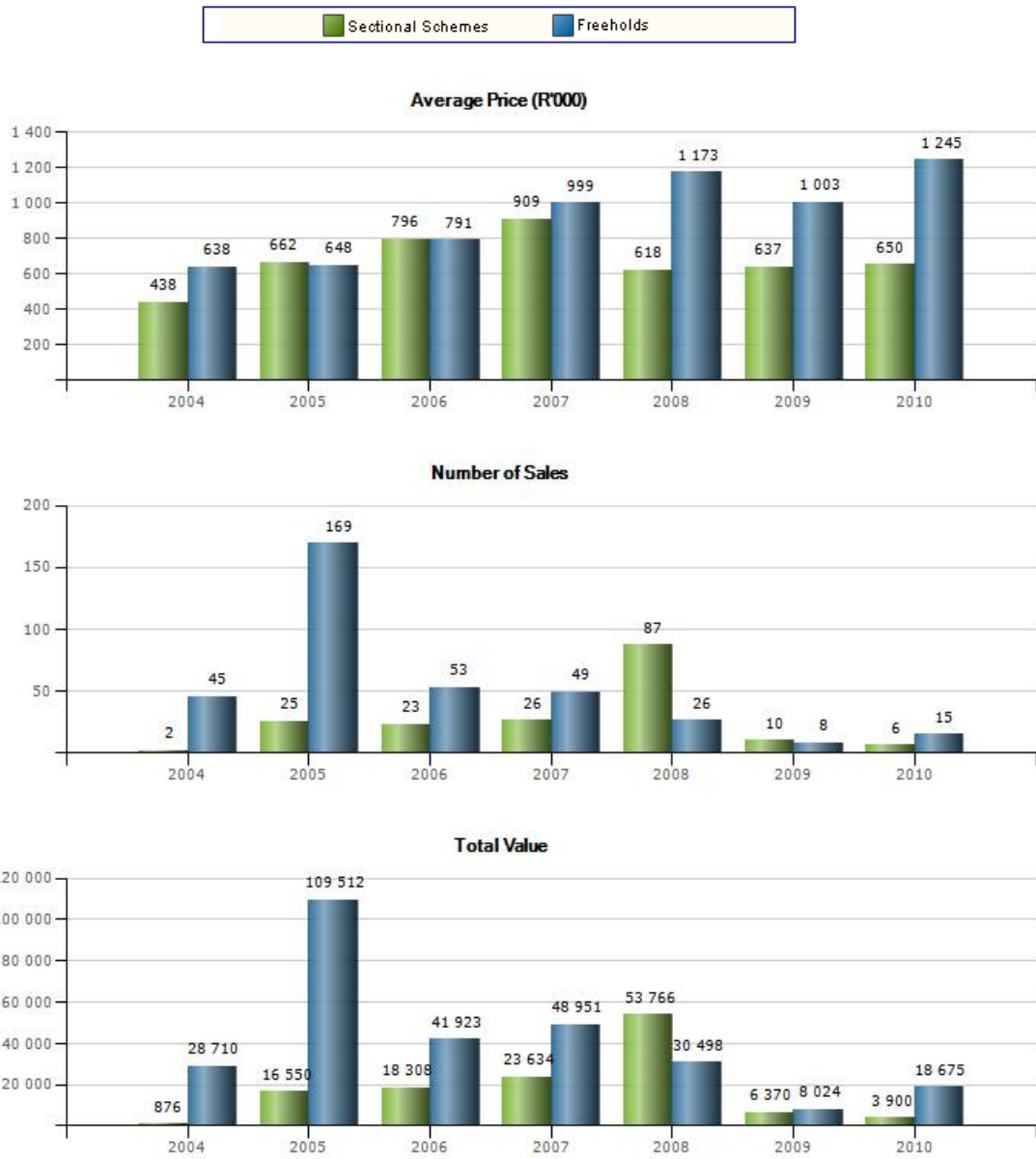
Market Stock:



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										
RO - 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										
RO - 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										
RO - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	100.0	560	100.0	560	2	100.0	1 180	100.0	590
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	1	100	560	100	560	2	100	1 180	100	590
REPEAT										
EST										
RO - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	14.3	761	7.3	761	5	25.0	3 461	13.1	692
R800000 - R1.5mil	4	57.1	4 735	45.3	1 184	10	50.0	10 870	41.3	1 087
R1.5mil - R3mil	2	28.6	4 950	47.4	2 475	5	25.0	12 000	45.6	2 400
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	7	100	10 446	100	1 492	20	100	26 331	100	1 317
FH										
RO - 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										
RO - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	100.0	555	100.0	555	3	60.0	1 940	49.6	647
R800000 - R1.5mil		0.0		0.0	0	2	40.0	1 970	50.4	985
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	1	100	555	100	555	5	100	3 910	100	782
Totals Per Price band										
RO - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	3	33.3	1 876	16.2	625	10	37.0	6 581	20.9	658
R800000 - R1.5mil	4	44.4	4 735	41.0	1 184	12	44.4	12 840	40.9	1 070
R1.5mil - R3mil	2	22.2	4 950	42.8	2 475	5	18.5	12 000	38.2	2 400
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	9	100	11 561	100	1 285	27	100	31 421	100	1 164

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SUNDOWNER	CITY OF JOHANNESBURG	GAUTENG	976	1 355 586
HEATHERDALE AH	CITY OF TSHWANE	GAUTENG	977	1 354 424
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	978	1 353 911
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	979	1 353 562
NEWLANDS	CITY OF TSHWANE	GAUTENG	980	1 352 527
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	981	1 351 187
MYEZO PARK	KING SABATA DALINDYEBO	EASTERN CAPE	982	1 350 698
WAVE CREST	KOUGA	EASTERN CAPE	983	1 350 388
LA MONTAGNE	CITY OF TSHWANE	GAUTENG	984	1 350 227
DEWETSHOF	CITY OF JOHANNESBURG	GAUTENG	985	1 349 602
FAIRWAY HEIGHTS	BREEDE VALLEY	WESTERN CAPE	986	1 349 147

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SUNDOWNER	CITY OF JOHANNESBURG	GAUTENG	455	1 355 586
HEATHERDALE AH	CITY OF TSHWANE	GAUTENG	456	1 354 424
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	457	1 353 911
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	458	1 353 562
NEWLANDS	CITY OF TSHWANE	GAUTENG	459	1 352 527
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	460	1 351 187
LA MONTAGNE	CITY OF TSHWANE	GAUTENG	461	1 350 227
DEWETSHOF	CITY OF JOHANNESBURG	GAUTENG	462	1 349 602
RASLOUW LIFESTYLE ESTATE	CITY OF TSHWANE	GAUTENG	463	1 348 571
KENGIES	CITY OF JOHANNESBURG	GAUTENG	464	1 347 440
PRONKBAAI	KUNGWINI	GAUTENG	465	1 347 000

Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
CHANCLIFF AH	MOGALE CITY	GAUTENG	9	1 602 157
HOMES HAVEN	MOGALE CITY	GAUTENG	10	1 552 538
MULDERSDRIFT	MOGALE CITY	GAUTENG	11	1 517 603
EARLY DAWN	MOGALE CITY	GAUTENG	12	1 420 566
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	13	1 353 911
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	14	1 351 187
OAKTREE AH	MOGALE CITY	GAUTENG	15	1 315 106
NOORDHEUWEL	MOGALE CITY	GAUTENG	16	1 311 737
HEUNINGKLIP	MOGALE CITY	GAUTENG	17	1 236 000
RANT EN DAL	MOGALE CITY	GAUTENG	18	1 160 591
MONUMENT	MOGALE CITY	GAUTENG	19	1 153 394

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
DOUGLASDALE	CITY OF JOHANNESBURG	GAUTENG	588	802 730
WINDSOR GOLF COURSE	CITY OF JOHANNESBURG	GAUTENG	589	802 727
ROOIHUISKRAAL NORTH	CITY OF TSHWANE	GAUTENG	590	801 948
BRACKENHURST	EKURHULENI	GAUTENG	591	801 438
MEMORIAL PARK	ETHEKWINI	KWAZULU NATAL	592	801 290
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	593	800 675
VANDEBIJL PARK SE 2	EMFULENI	GAUTENG	594	800 634
WATERKLOOF GLEN	CITY OF TSHWANE	GAUTENG	595	800 494
PUNTS TOWNSHIP	CITY OF CAPE TOWN	WESTERN CAPE	596	800 408
JOHANNESBURG NORTH	CITY OF JOHANNESBURG	GAUTENG	597	800 333
HERMANUS BEACH CLUB	OVERSTRAND	WESTERN CAPE	598	800 107

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
GARSFONTEIN	CITY OF TSHWANE	GAUTENG	222	802 769
DOUGLASDALE	CITY OF JOHANNESBURG	GAUTENG	223	802 730
WINDSOR GOLF COURSE	CITY OF JOHANNESBURG	GAUTENG	224	802 727
ROOIHUISKRAAL NORTH	CITY OF TSHWANE	GAUTENG	225	801 948
BRACKENHURST	EKURHULENI	GAUTENG	226	801 438
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	227	800 675
VANDEBIJL PARK SE 2	EMFULENI	GAUTENG	228	800 634
WATERKLOOF GLEN	CITY OF TSHWANE	GAUTENG	229	800 494
JOHANNESBURG NORTH	CITY OF JOHANNESBURG	GAUTENG	230	800 333
NEWMARKET AH	EKURHULENI	GAUTENG	231	799 167
LINDEN	CITY OF JOHANNESBURG	GAUTENG	232	797 515

Municipal Ranking (Sectional Scheme):

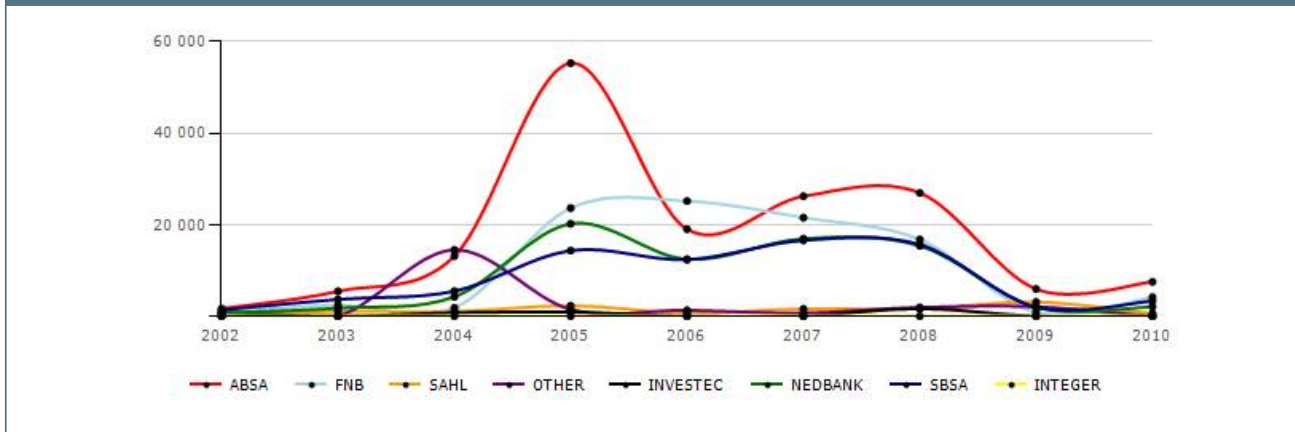
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
PINEHAVEN	MOGALE CITY	GAUTENG	1	966 078
HOMES HAVEN	MOGALE CITY	GAUTENG	2	959 552
FEATHERBROOKE ESTATE	MOGALE CITY	GAUTENG	3	933 488
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	4	800 675
CHANCLIFF AH	MOGALE CITY	GAUTENG	5	790 000
EARLY DAWN	MOGALE CITY	GAUTENG	6	758 144
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	7	731 544
SUGARBUSH ESTATE	MOGALE CITY	GAUTENG	8	698 419
MONUMENT	MOGALE CITY	GAUTENG	9	673 529

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	4	50.0	4 580	55.0	1 145	12	54.5	8 643	48.7	720
FNB	1	12.5	970	11.7	970	4	18.2	3 340	18.8	835
NEDBANK	2	25.0	2 055	24.7	1 028	2	9.1	2 055	11.6	1 028
SAHL	1	12.5	720	8.7	720	1	4.5	720	4.1	720
SBSA		0.0		0.0	0	3	13.6	2 976	16.8	992
Total	8	100	8 325	100	1 041	22	100	17 734	100	806
FURTHER ADVANCE										
ABSA	1	100.0	80	100.0	80	4	100.0	436	100.0	109
Total	1	100	80	100	80	4	100	436	100	109
SWITCH IN										
ABSA		0.0		0.0	0	1	16.7	300	5.9	300
FNB		0.0		0.0	0	2	33.3	1 700	33.6	850
SAHL		0.0		0.0	0	2	33.3	2 000	39.5	1 000
SBSA		0.0		0.0	0	1	16.7	1 063	21.0	1 063
Total		0		0	0	6	100	5 063	100	844
Bank Totals										
ABSA	5	55.6	4 660	55.4	932	17	53.1	9 379	40.4	552
FNB	1	11.1	970	11.5	970	6	18.8	5 040	21.7	840
NEDBANK	2	22.2	2 055	24.4	1 028	2	6.3	2 055	8.8	1 028
SAHL	1	11.1	720	8.6	720	3	9.4	2 720	11.7	907
Total bonds registered	9	100	8 405	100	934	32	100	23 233	100	726
SWITCH OUT										
ABSA		0.0		0.0	0	2	33.3	1 328	36.7	664
FNB		0.0		0.0	0	1	16.7	919	25.4	919
SAHL		0.0		0.0	0	1	16.7	190	5.3	190
SBSA		0.0		0.0	0	2	33.3	1 180	32.6	590
Total		0		0	0	6	100	3 617	100	603

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	MediCross - Travel Clinic
Hospital/Clinic	Doctor Yusuf Dadoo Hospital
Hospital/Clinic	Sterkfontein Psychiatric Hospital
Hospital/Clinic	Shanti Nilaya Hospice in the West
Hospital/Clinic	Protea Clinic
PoliceStation	Police SAPS - Munsieville
PoliceStation	Police SAPS - Krugersdorp
PrimarySchool	Saint Ursula's Primary School
PrimarySchool	Saint Ursula's Convent Primary School
PrimarySchool	Monument Primary School
PrimarySchool	Krugersdorp Noord Laerskool
SecondarySchool	Monument Secondary School
ShoppingCentre	Shopping Centre
ShoppingCentre	Noord Heuwel Mall
ShoppingCentre	Key West Shopping Centre - North Entrance
ShoppingCentre	Key West Shopping Centre - South Entrance
ShoppingCentre	Shopping Centre

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.