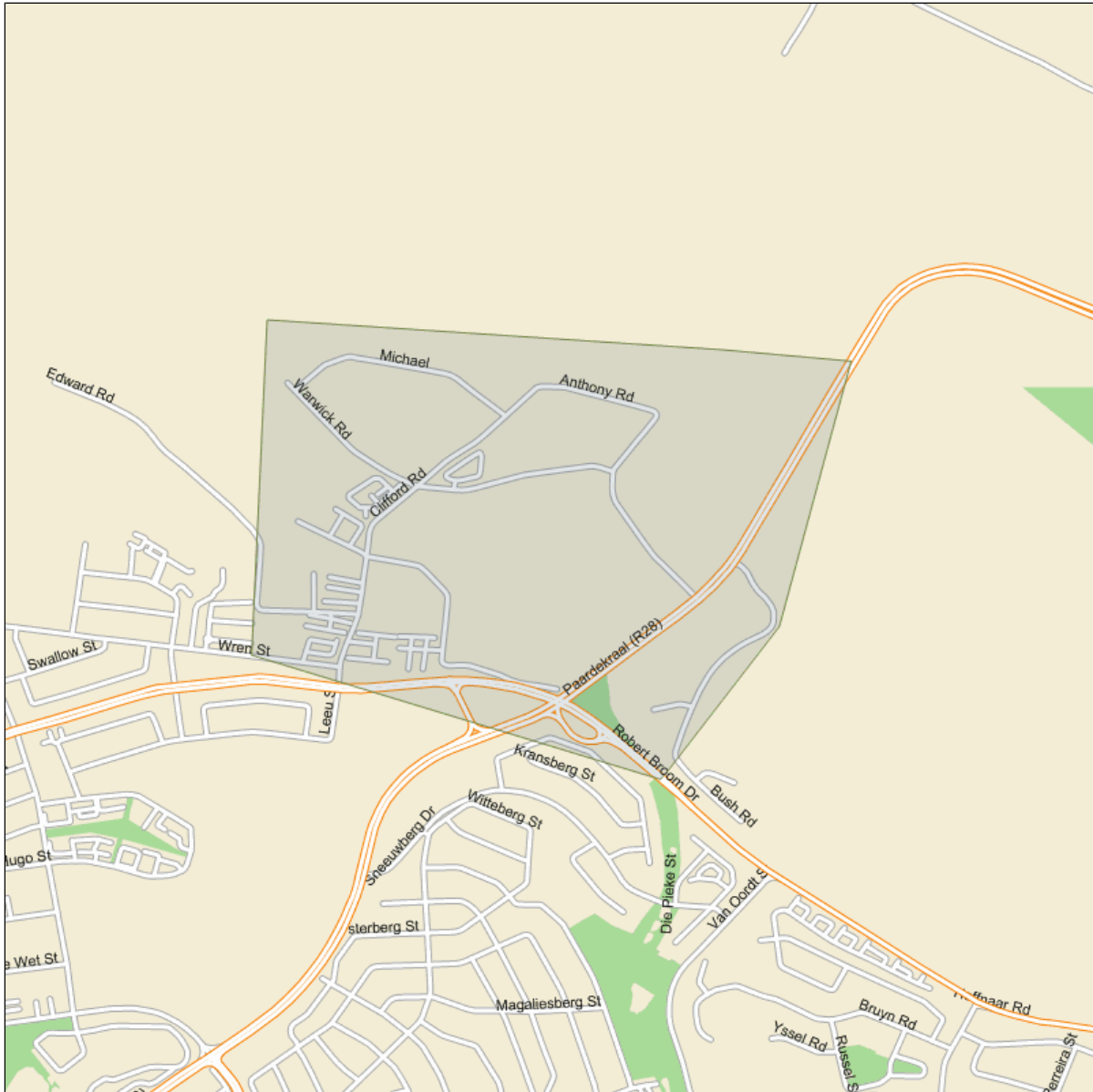


# Suburb Report

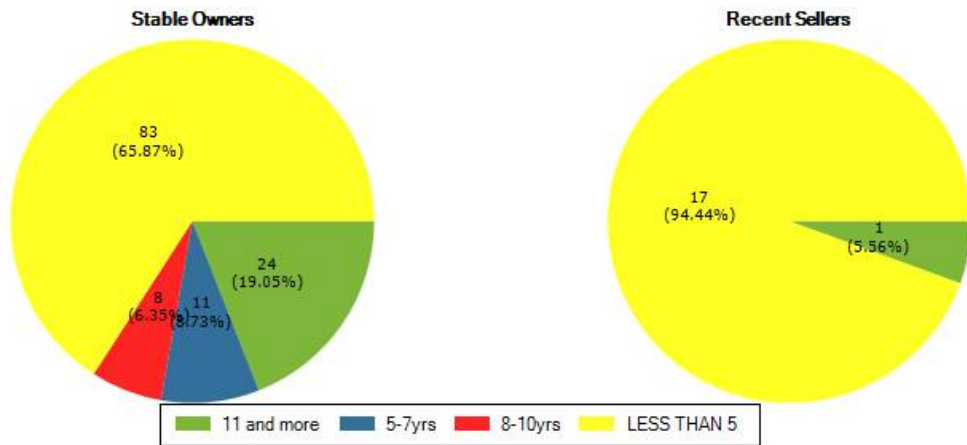
New Search

## Suburb Details

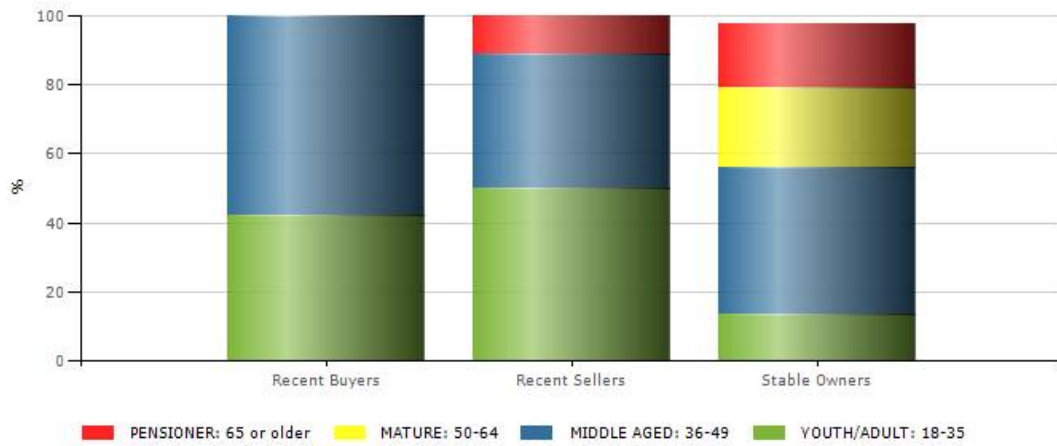
Suburb: CHANCLIFF AH  
Township: CHANCLIFF AH  
Municipality: Mogale City  
Province: Gauteng



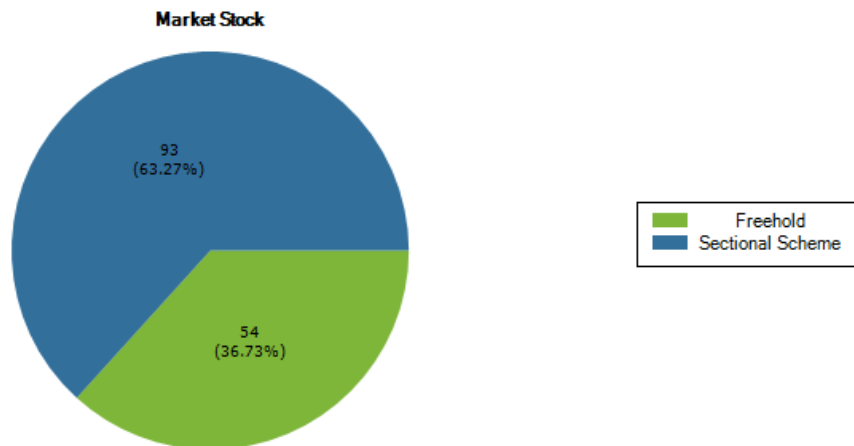
Tenure of Owners



Age of Residents



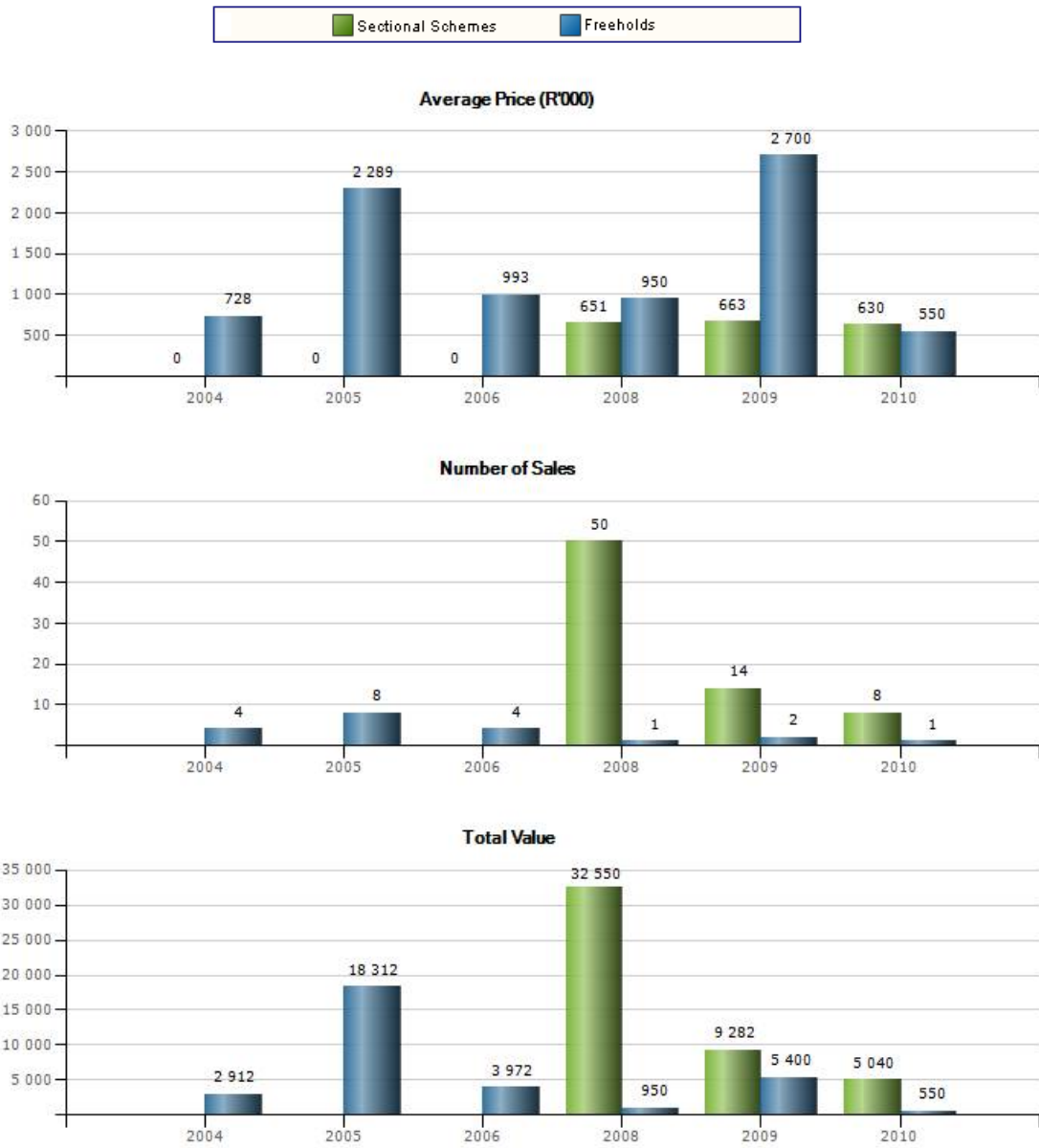
Market Stock:



## 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										
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	4	100.0	2 528	100.0	632	8	80.0	4 868	67.6	609
R800000 - R1.5mil		0.0		0.0	0	2	20.0	2 330	32.4	1 165
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	4	100	2 528	100	632	10	100	7 198	100	720
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		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	3	50.0	1 575	32.6	525
R800000 - R1.5mil		0.0		0.0	0	3	50.0	3 250	67.4	1 083
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	6	100	4 825	100	804
Totals Per Price band										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	4	100.0	2 528	100.0	632	11	68.8	6 443	53.6	586
R800000 - R1.5mil		0.0		0.0	0	5	31.3	5 580	46.4	1 116
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 Transfers	4	100	2 528	100	632	16	100	12 023	100	751

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
STIRLING	BUFFALO CITY	EASTERN CAPE	740	1 606 802
WESTVILLE	ETHEKWINI	KWAZULU NATAL	741	1 605 221
VRYKYK	DRAKENSTEIN	WESTERN CAPE	742	1 603 636
FERNCLIFF	THE MSUNDUZI	KWAZULU NATAL	743	1 603 521
CLIFTON PARK	ETHEKWINI	KWAZULU NATAL	744	1 602 188
CHANCLIFF AH	MOGALE CITY	GAUTENG	745	1 602 157
VULCANIA	EKURHULENI	GAUTENG	746	1 600 588
SUNRELLA	CITY OF JOHANNESBURG	GAUTENG	747	1 600 526
MORELETA PARK	CITY OF TSHWANE	GAUTENG	748	1 597 309
FAERIE GLEN	CITY OF TSHWANE	GAUTENG	749	1 594 778
SUNWARD PARK	EKURHULENI	GAUTENG	750	1 594 538

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LYNNWOOD RIDGE	CITY OF TSHWANE	GAUTENG	354	1 626 265
ROBIN ACRES	CITY OF JOHANNESBURG	GAUTENG	355	1 619 375
RAEDENE	CITY OF JOHANNESBURG	GAUTENG	356	1 618 088
RYNOUE AH	NOKENG TSA TAEMANE	GAUTENG	357	1 617 162
MELVILLE	CITY OF JOHANNESBURG	GAUTENG	358	1 610 681
CHANCLIFF AH	MOGALE CITY	GAUTENG	359	1 602 157
VULCANIA	EKURHULENI	GAUTENG	360	1 600 588
SUNRELLA	CITY OF JOHANNESBURG	GAUTENG	361	1 600 526
MORELETA PARK	CITY OF TSHWANE	GAUTENG	362	1 597 309
FAERIE GLEN	CITY OF TSHWANE	GAUTENG	363	1 594 778
SUNWARD PARK	EKURHULENI	GAUTENG	364	1 594 538

## Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
STEYNSVLEI AH	MOGALE CITY	GAUTENG	4	2 357 576
HELDERBLOM AH	MOGALE CITY	GAUTENG	5	1 844 200
PINEHAVEN	MOGALE CITY	GAUTENG	6	1 742 798
NORTHVALE AH	MOGALE CITY	GAUTENG	7	1 735 294
PROTEA RIDGE AH	MOGALE CITY	GAUTENG	8	1 663 837
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

## National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
OAKDENE	CITY OF JOHANNESBURG	GAUTENG	615	791 145
MORNINGSIDE	ETHEKWINI	KWAZULU NATAL	616	790 785
MONTANA TUINE	CITY OF TSHWANE	GAUTENG	617	790 757
MURRAYFIELD	CITY OF TSHWANE	GAUTENG	618	790 202
CONSTANTIA KLOOF	CITY OF JOHANNESBURG	GAUTENG	619	790 083
CHANCLIFF AH	MOGALE CITY	GAUTENG	620	790 000
DIE WILGERS	CITY OF TSHWANE	GAUTENG	621	789 899
ST LUCIA	MTUBATUBA	KWAZULU NATAL	622	789 840
WINGATE PARK	CITY OF TSHWANE	GAUTENG	623	789 161
KELVIN	CITY OF JOHANNESBURG	GAUTENG	624	788 696
CAPRICORN	POLOKWANE	LIMPOPO	625	788 276

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
BOARDWALK	KUNGWINI	GAUTENG	239	792 530
OAKDENE	CITY OF JOHANNESBURG	GAUTENG	240	791 145
MONTANA TUINE	CITY OF TSHWANE	GAUTENG	241	790 757
MURRAYFIELD	CITY OF TSHWANE	GAUTENG	242	790 202
CONSTANTIA KLOOF	CITY OF JOHANNESBURG	GAUTENG	243	790 083
CHANCLIFF AH	MOGALE CITY	GAUTENG	244	790 000
DIE WILGERS	CITY OF TSHWANE	GAUTENG	245	789 899
WINGATE PARK	CITY OF TSHWANE	GAUTENG	246	789 161
KELVIN	CITY OF JOHANNESBURG	GAUTENG	247	788 696
WILLOW ACRES	KUNGWINI	GAUTENG	248	788 238
BERGTUIN	CITY OF TSHWANE	GAUTENG	249	786 528

## Municipal Ranking (Sectional Scheme):

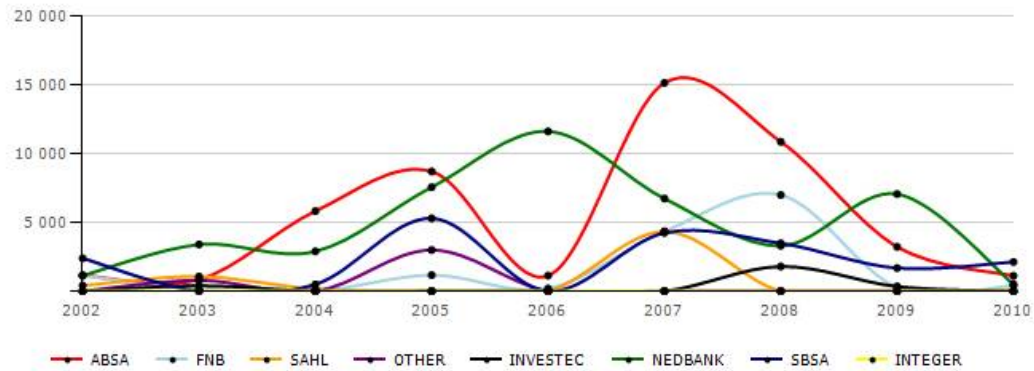
Number of suburbs: 27

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
RANGE VIEW	MOGALE CITY	GAUTENG	10	657 517

## 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	2	100.0	1 117	100.0	559	6	42.9	3 792	41.5	632
FNB		0.0		0.0	0	1	7.1	400	4.4	400
NEDBANK		0.0		0.0	0	4	28.6	1 684	18.4	421
SBSA		0.0		0.0	0	3	21.4	3 258	35.7	1 086
Total	2	100	1 117	100	559	14	100	9 134	100	652
FURTHER ADVANCE										
FNB		0.0		0.0	0	1	100.0	300	100.0	300
Total		0		0	0	1	100	300	100	300
SWITCH IN										
SBSA	1	100.0	396	100.0	396	1	100.0	396	100.0	396
Total	1	100	396	100	396	1	100	396	100	396
Bank Totals										
ABSA	2	66.7	1 117	73.8	559	6	37.5	3 792	38.6	632
SBSA	1	33.3	396	26.2	396	4	25.0	3 654	37.2	914
<b>Total bonds registered</b>	<b>3</b>	<b>100</b>	<b>1 513</b>	<b>100</b>	<b>504</b>	<b>16</b>	<b>100</b>	<b>9 830</b>	<b>100</b>	<b>614</b>
SWITCH OUT										
NEDBANK	1	100.0	222	100.0	222	1	100.0	222	100.0	222
Total	1	100	222	100	222	1	100	222	100	222
BONDS CANCELLED										
NEDBANK		0.0		0.0	0	1	100.0	222	100.0	222
Total		0		0	0	1	100	222	100	222

## 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	Monument Primary School
PrimarySchool	Saint Ursula's Convent Primary School
SecondarySchool	Monument Secondary School
SecondarySchool	Noordheuwel High School
ShoppingCentre	Noord Heuwel Mall
ShoppingCentre	Shopping Centre
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.