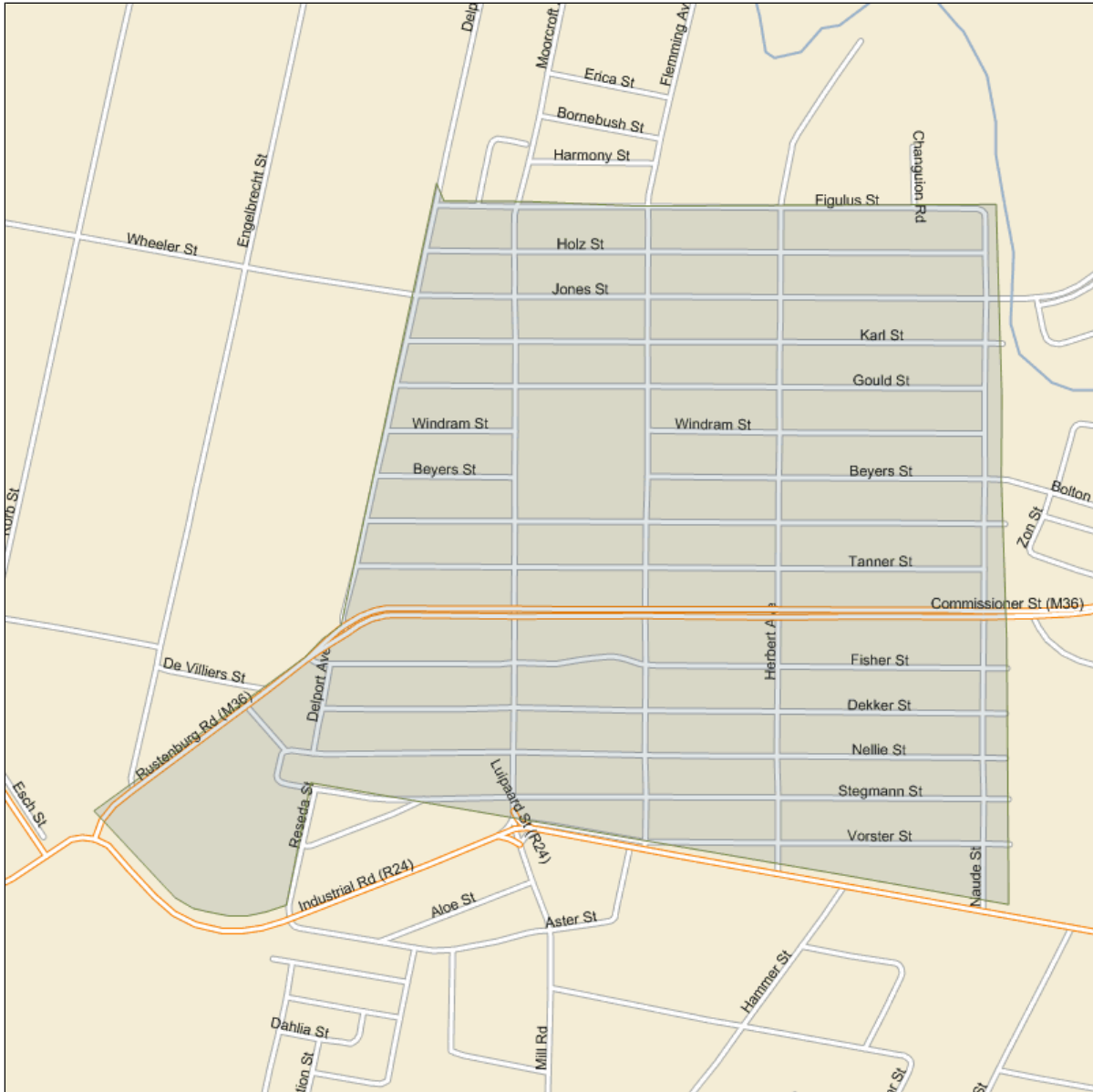


Suburb Report

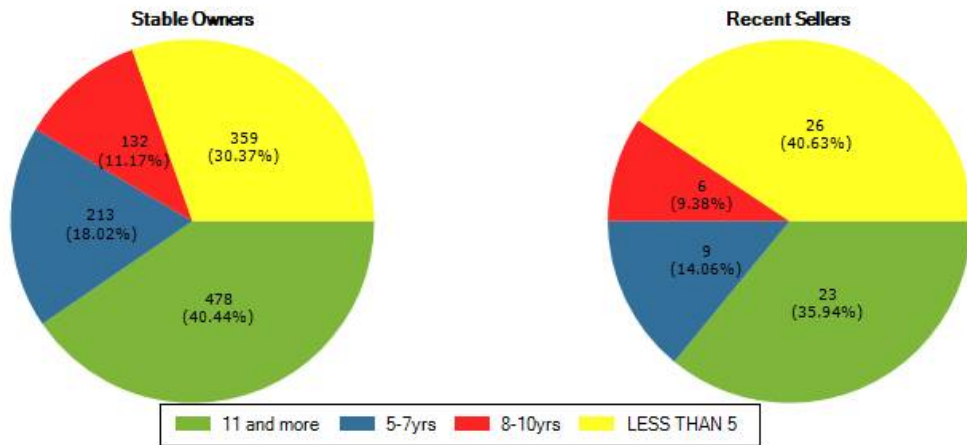
New Search

Suburb Details

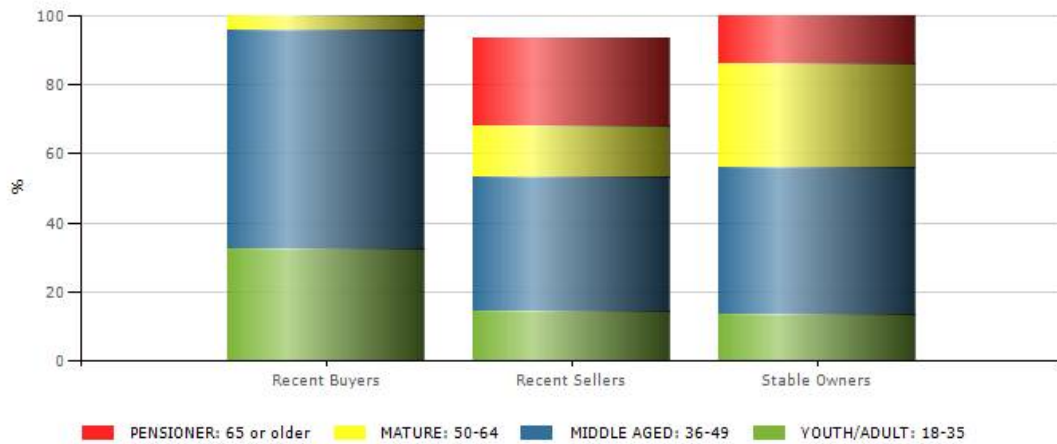
Suburb: KRUGERSDORP WEST
Township: WEST KRUGERSDORP
Municipality: Mogale City
Province: Gauteng



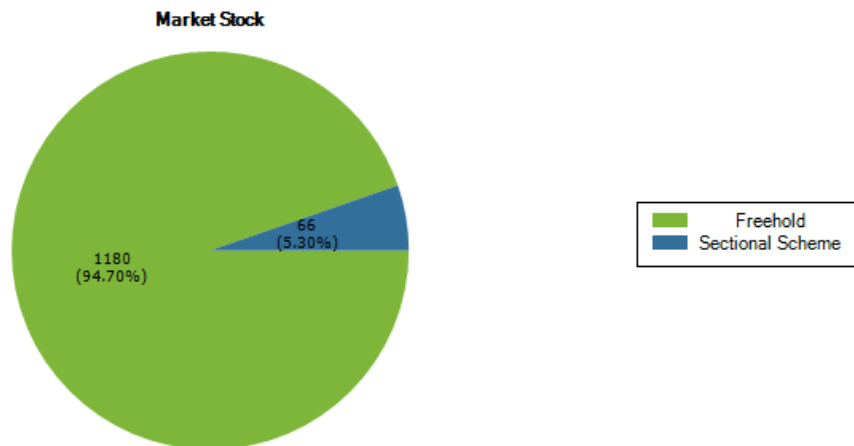
Tenure of Owners



Age of Residents



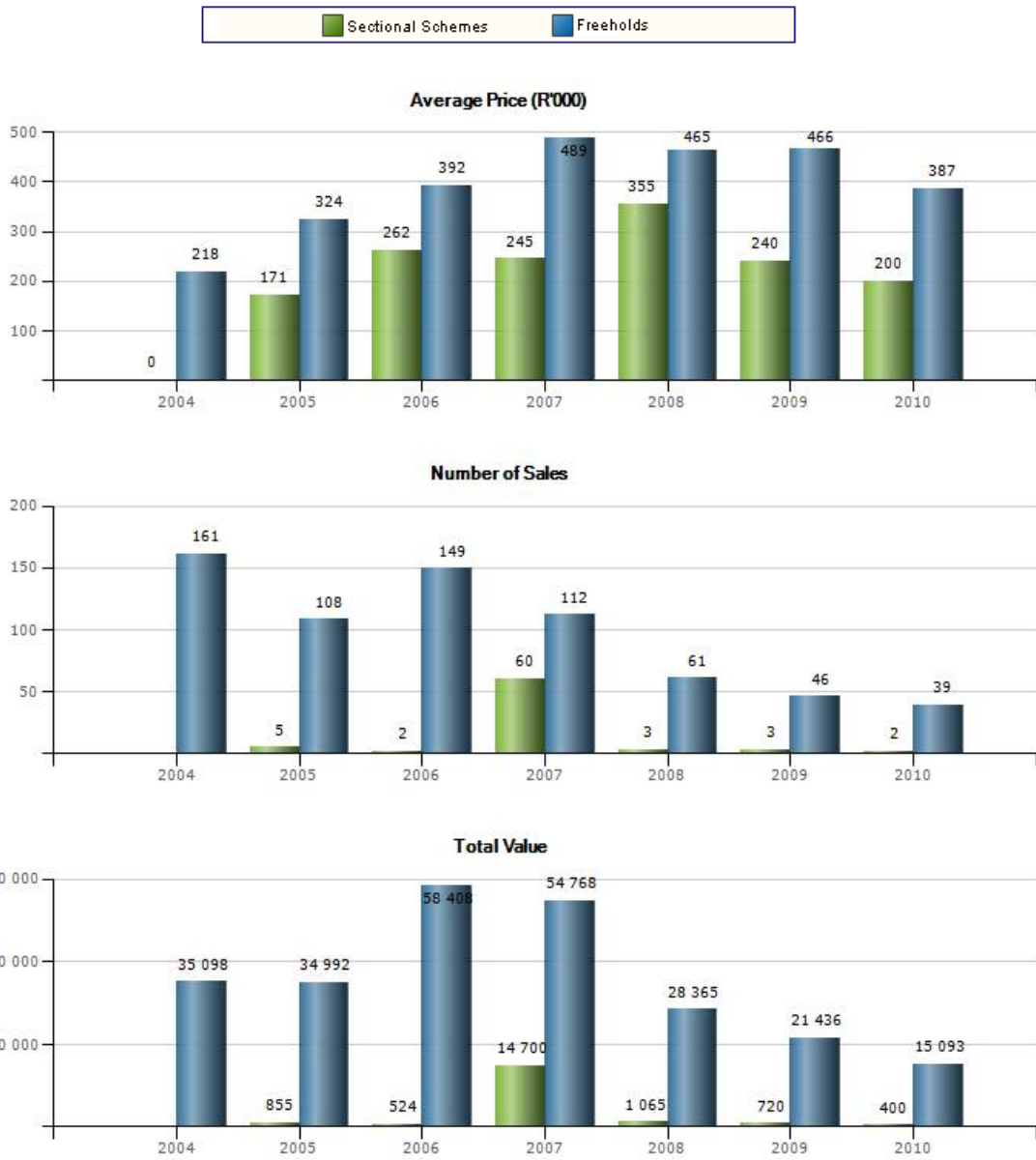
Market Stock:



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	1	100.0	1 800	100.0	1 800
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	1	100	1 800	100	1 800
SS										
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
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	9	56.3	2 895	44.5	322	28	46.7	8 074	32.1	288
R400000 - R800000	7	43.8	3 605	55.5	515	32	53.3	17 087	67.9	534
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	16	100	6 500	100	406	60	100	25 161	100	419
SS										
R0 - R400000	1	100.0	180	100.0	180	2	100.0	400	100.0	200
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	1	100	180	100	180	2	100	400	100	200
Totals Per Price band										
R0 - R400000	10	58.8	3 075	46.0	308	30	47.6	8 474	31.0	282
R400000 - R800000	7	41.2	3 605	54.0	515	32	50.8	17 087	62.5	534
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0	1	1.6	1 800	6.6	1 800
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	17	100	6 680	100	393	63	100	27 361	100	434

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
RANDGATE	RANDFONTEIN	GAUTENG	2836	533 950
HIGHBURY	CITY OF CAPE TOWN	WESTERN CAPE	2837	533 785
HIGHLANDS ESTATE	CITY OF CAPE TOWN	WESTERN CAPE	2838	533 766
JACOBSDAL	LETSEMENG	FREE STATE	2839	533 333
WOODHURST	ETHEKWINI	KWAZULU NATAL	2840	533 278
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	2841	533 185
SPRUIT VIEW	EKURHULENI	GAUTENG	2842	532 884
PROTEA NORTH	CITY OF JOHANNESBURG	GAUTENG	2843	532 777
RIVERTON	CITY OF CAPE TOWN	WESTERN CAPE	2844	532 320
VEREENIGING EXT 1	EMFULENI	GAUTENG	2845	531 975
FOURIESBURG	DIHLABENG	FREE STATE	2846	531 714

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ROTHDENE	MIDVAAL	GAUTENG	1149	536 632
VANDEBIJL PARK SE 1	EMFULENI	GAUTENG	1150	535 759
RIVERSDALE	MIDVAAL	GAUTENG	1151	535 312
SOUTH HILLS	CITY OF JOHANNESBURG	GAUTENG	1152	534 389
RANDGATE	RANDFONTEIN	GAUTENG	1153	533 950
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	1154	533 185
SPRUIT VIEW	EKURHULENI	GAUTENG	1155	532 884
PROTEA NORTH	CITY OF JOHANNESBURG	GAUTENG	1156	532 777
VEREENIGING EXT 1	EMFULENI	GAUTENG	1157	531 975
UNIGRAY	CITY OF JOHANNESBURG	GAUTENG	1158	529 935
JEPPESTOWN	CITY OF JOHANNESBURG	GAUTENG	1159	529 886

Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
DAN PIENAARVILLE	MOGALE CITY	GAUTENG	35	673 440
AZAADVILLE	MOGALE CITY	GAUTENG	36	633 689
WENTWORTH PARK	MOGALE CITY	GAUTENG	37	612 930
QUELLERIE PARK	MOGALE CITY	GAUTENG	38	610 377
MUNSIEVILLE SOUTH	MOGALE CITY	GAUTENG	39	591 250
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	40	533 185
LEWISHAM	MOGALE CITY	GAUTENG	41	519 783
LUIPAARDSVLEI	MOGALE CITY	GAUTENG	42	517 361
AGAVIA	MOGALE CITY	GAUTENG	43	517 188
WEST RAND CONS MINE	MOGALE CITY	GAUTENG	44	510 458
HOSPITAL VIEW	MOGALE CITY	GAUTENG	45	459 235

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
HEILBRON	NGWATHE	FREE STATE	1815	299 565
HARMONY	MATJHABENG	FREE STATE	1816	299 091
FICKSBURG	SETSOTO	FREE STATE	1817	297 816
SONGLOED	CITY OF MATLOSANA	NORTH WEST	1818	296 500
KENILWORTH	CITY OF JOHANNESBURG	GAUTENG	1819	296 087
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	1820	296 032
HOPEFIELD	SALDANHA BAY	WESTERN CAPE	1821	296 000
CARLETONVILLE EXT 4	MERAFONG CITY	GAUTENG	1822	292 500
MITHANAGAR	ETHEKWINI	KWAZULU NATAL	1823	290 952
LEWISHAM	MOGALE CITY	GAUTENG	1824	290 652
SYDENHAM	NELSON MANDELA BAY	EASTERN CAPE	1825	287 812

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SPRINGS CENTRAL	EKURHULENI	GAUTENG	784	306 612
MALVERN	CITY OF JOHANNESBURG	GAUTENG	785	306 333
PAARLSHOOP	CITY OF JOHANNESBURG	GAUTENG	786	301 068
REGENTS PARK	CITY OF JOHANNESBURG	GAUTENG	787	299 778
KENILWORTH	CITY OF JOHANNESBURG	GAUTENG	788	296 087
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	789	296 032
CARLETONVILLE EXT 4	MERAFONG CITY	GAUTENG	790	292 500
LEWISHAM	MOGALE CITY	GAUTENG	791	290 652
EASTFIELD	EKURHULENI	GAUTENG	792	284 545
LUIPAARDSVLEI	MOGALE CITY	GAUTENG	793	284 118
VEREENIGING CENTRAL	EMFULENI	GAUTENG	794	283 760

Municipal Ranking (Sectional Scheme):

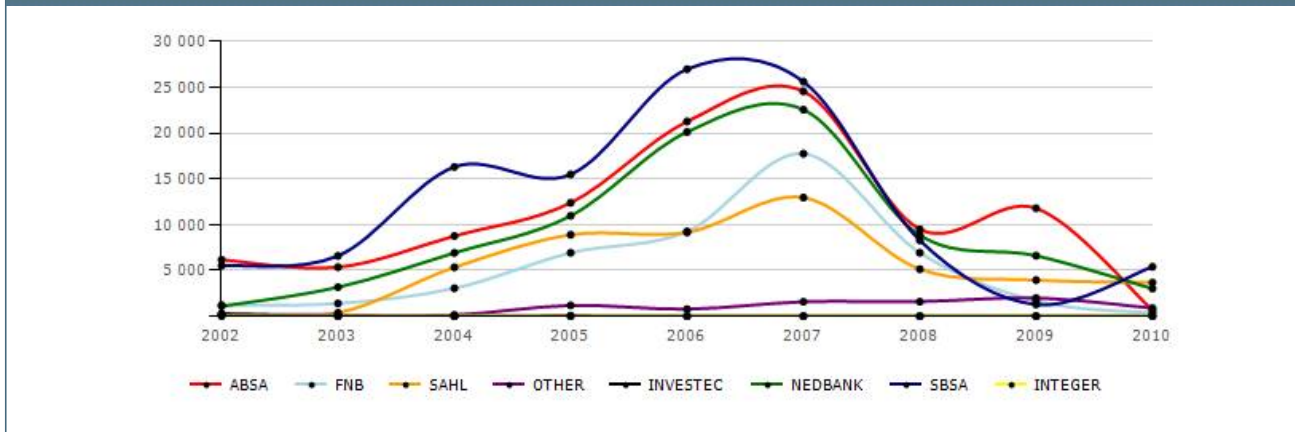
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WEST RAND CONS MINE	MOGALE CITY	GAUTENG	20	420 278
AGAVIA	MOGALE CITY	GAUTENG	21	387 083
KRUGERSDORP CENTRAL	MOGALE CITY	GAUTENG	22	344 971
WENTWORTH PARK	MOGALE CITY	GAUTENG	23	340 373
OLIVANNA	MOGALE CITY	GAUTENG	24	336 481
KRUGERSDORP WEST	MOGALE CITY	GAUTENG	25	296 032
LEWISHAM	MOGALE CITY	GAUTENG	26	290 652
LUIPAARDSVLEI	MOGALE CITY	GAUTENG	27	284 118

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	16.7	834	17.0	417	5	13.9	2 097	12.7	419
FNB		0.0		0.0	0	1	2.8	468	2.8	468
NEDBANK	2	16.7	905	18.4	453	8	22.2	4 319	26.2	540
OTHER		0.0		0.0	0	1	2.8	86	0.5	86
SAHL	1	8.3	420	8.5	420	8	22.2	3 370	20.4	421
SBSA	7	58.3	2 761	56.1	394	13	36.1	6 175	37.4	475
Total	12	100	4 920	100	410	36	100	16 515	100	459
FURTHER ADVANCE										
ABSA	1	25.0	100	25.0	100	3	21.4	330	20.3	110
FNB		0.0		0.0	0	1	7.1	360	22.2	360
NEDBANK		0.0		0.0	0	2	14.3	93	5.7	46
SAHL	1	25.0	100	25.0	100	2	14.3	350	21.6	175
SBSA	2	50.0	200	50.0	100	6	42.9	490	30.2	82
Total	4	100	400	100	100	14	100	1 623	100	116
SWITCH IN										
ABSA	1	50.0	442	44.1	442	1	25.0	442	17.3	442
OTHER		0.0		0.0	0	1	25.0	800	31.2	800
SAHL	1	50.0	560	55.9	560	2	50.0	1 320	51.5	660
Total	2	100	1 002	100	501	4	100	2 562	100	641
Bank Totals										
ABSA	4	22.2	1 376	21.8	344	9	16.7	2 869	13.9	319
NEDBANK	2	11.1	905	14.3	453	10	18.5	4 412	21.3	441
SAHL	3	16.7	1 080	17.1	360	12	22.2	5 040	24.3	420
SBSA	9	50.0	2 961	46.8	329	19	35.2	6 665	32.2	351
Total bonds registered	18	100	6 322	100	351	54	100	20 700	100	383
SWITCH OUT										
ABSA		0.0		0.0	0	1	25.0	17	1.1	17
FNB		0.0		0.0	0	1	25.0	696	46.5	696
SAHL	1	50.0	352	44.9	352	1	25.0	352	23.5	352
SBSA	1	50.0	432	55.1	432	1	25.0	432	28.9	432
Total	2	100	784	100	392	4	100	1 497	100	374
BONDS CANCELLED										
OTHER		0.0		0.0	0	1	100.0	86	100.0	86
Total		0		0	0	1	100	86	100	86

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Shanti Nilaya Hospice in the West
Hospital/Clinic	Protea Clinic
Hospital/Clinic	Doctor Yusuf Dadoo Hospital
Hospital/Clinic	Bangeng Children's Hospital
Hospital/Clinic	Sterkfontein Psychiatric Hospital
PoliceStation	Police SAPS - Krugersdorp
PoliceStation	Police SAPS - Munsieville
PrimarySchool	Ebenhaeser Primary School
PrimarySchool	Krugersdorp Town Primary School
SecondarySchool	Pro Praction Secondary School
SecondarySchool	N. Diederichs Hoër Tegniese School
SecondarySchool	Townview High School
ShoppingCentre	Jays Shopping Centre
ShoppingCentre	Joshua 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.