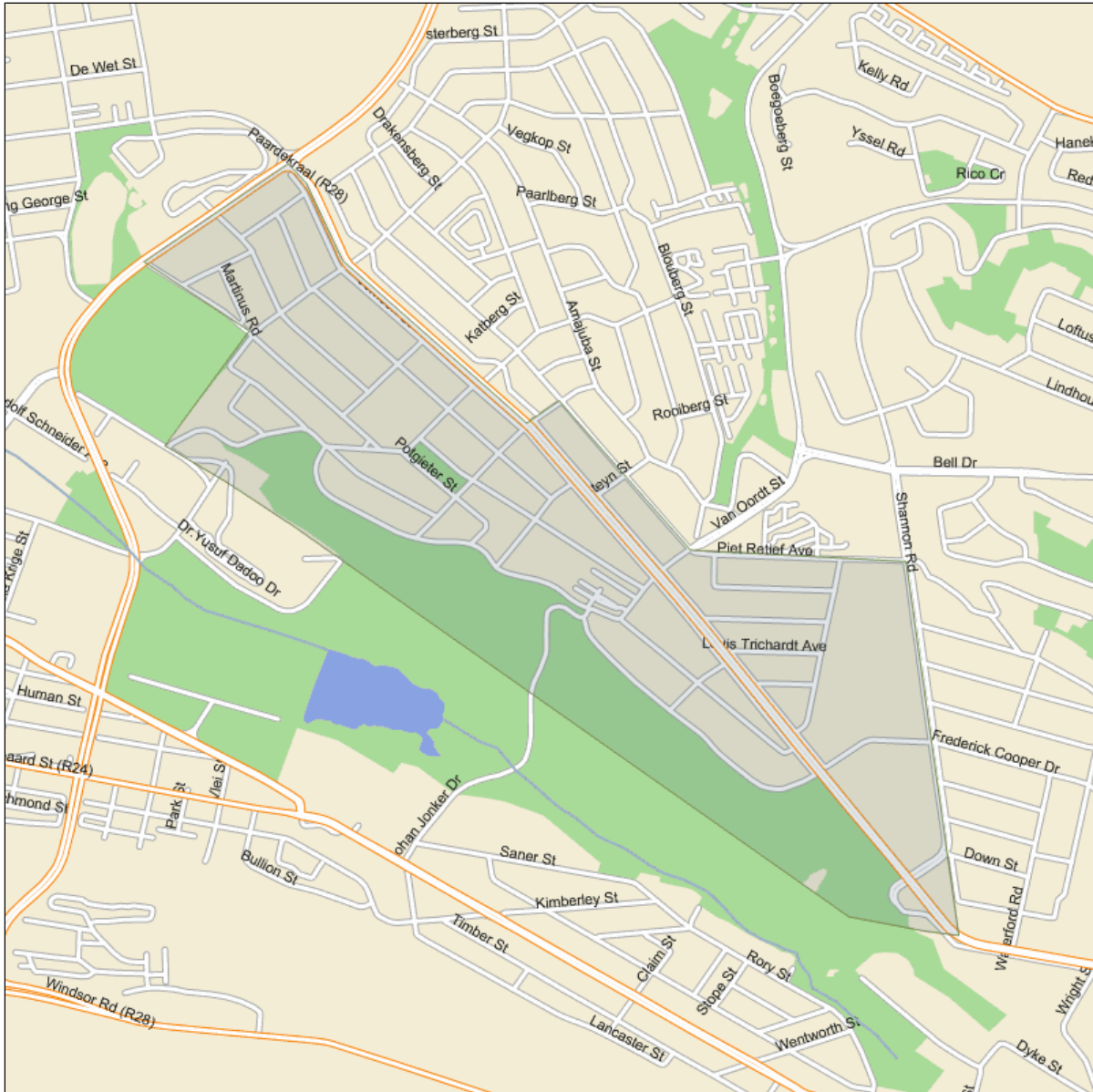


Suburb Report

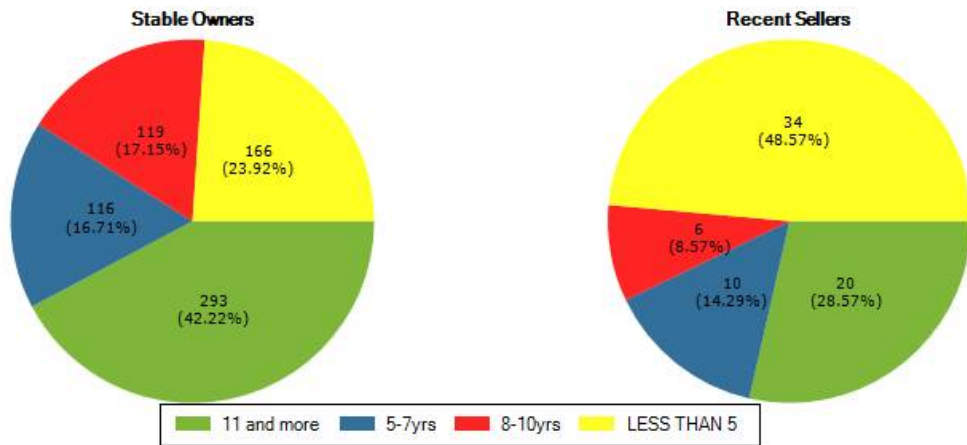
New Search

Suburb Details

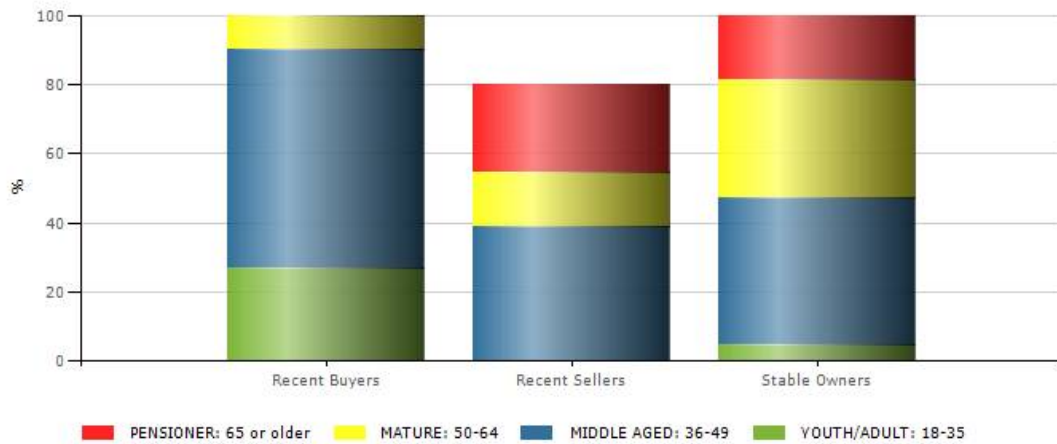
Suburb: MONUMENT
Township: MONUMENT
Municipality: Mogale City
Province: Gauteng



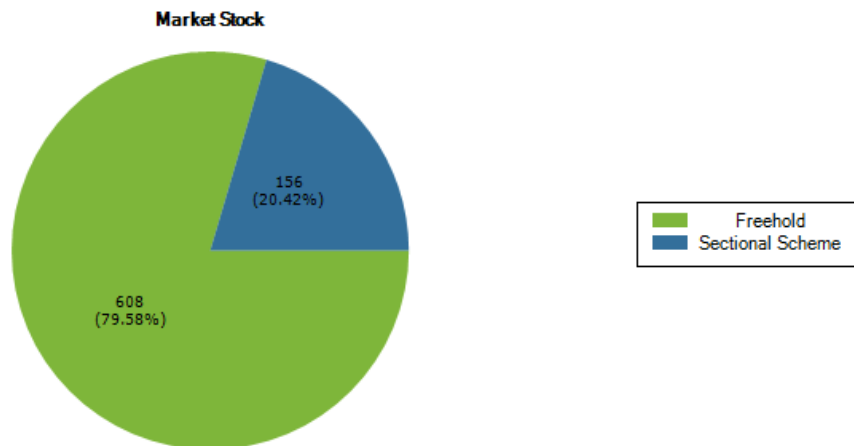
Tenure of Owners



Age of Residents



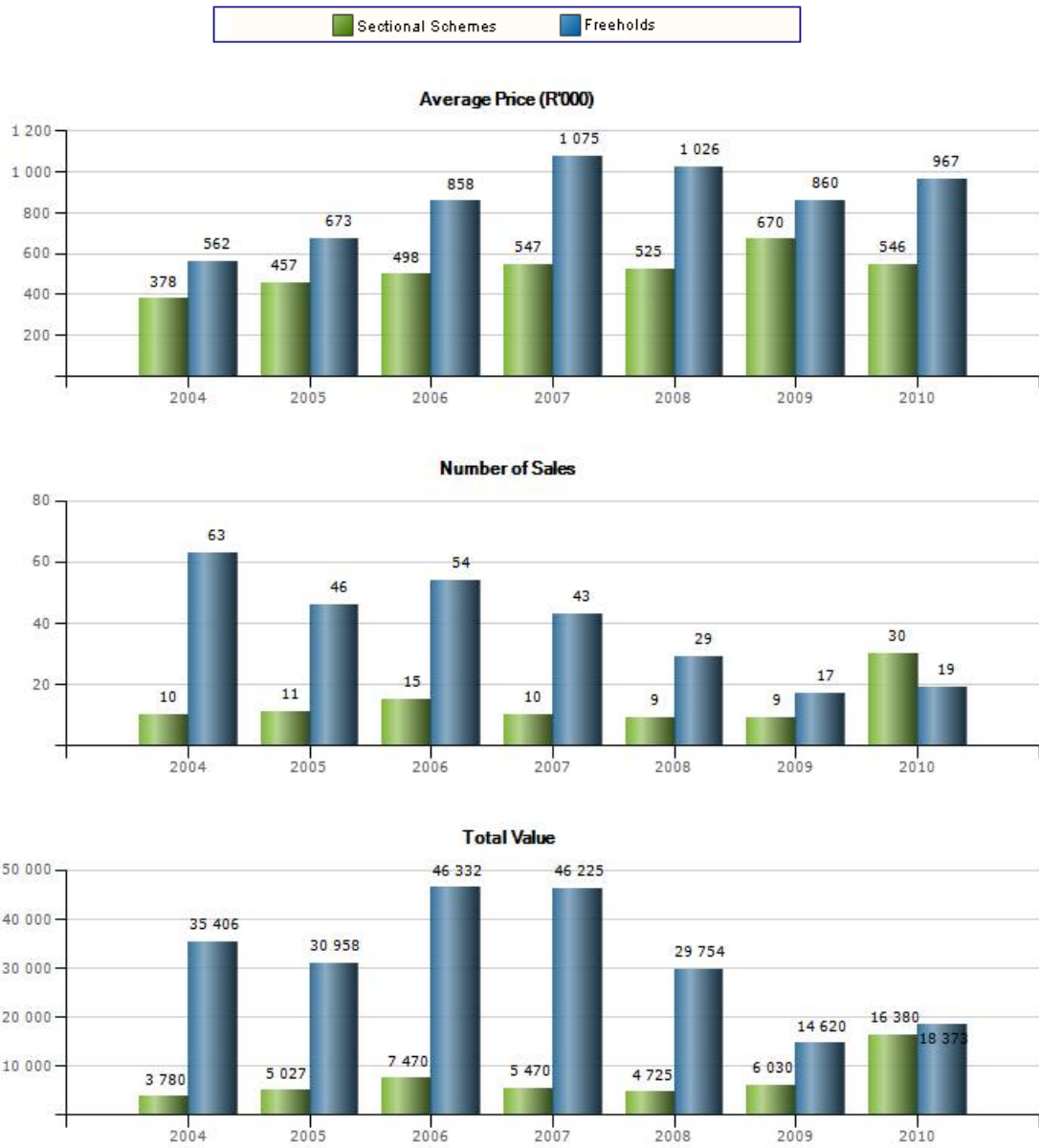
Market Stock:



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	11	100.0	5 965	100.0	542	29	100.0	16 125	100.0	556
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	11	100	5 965	100	542	29	100	16 125	100	556
REPEAT										
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	1	25.0	700	17.4	700	7	25.9	4 768	17.8	681
R800000 - R1.5mil	3	75.0	3 320	82.6	1 107	19	70.4	19 960	74.7	1 051
R1.5mil - R3mil		0.0		0.0	0	1	3.7	2 000	7.5	2 000
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	4	100	4 020	100	1 005	27	100	26 728	100	990
SS										
RO - R400000	1	50.0	350	41.2	350	1	14.3	350	8.1	350
R400000 - R800000	1	50.0	500	58.8	500	5	71.4	2 810	65.2	562
R800000 - R1.5mil		0.0		0.0	0	1	14.3	1 150	26.7	1 150
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	2	100	850	100	425	7	100	4 310	100	616
Totals Per Price band										
RO - R400000	1	5.9	350	3.2	350	1	1.6	350	0.7	350
R400000 - R800000	13	76.5	7 165	66.1	551	41	65.1	23 703	50.3	578
R800000 - R1.5mil	3	17.6	3 320	30.6	1 107	20	31.7	21 110	44.8	1 056
R1.5mil - R3mil		0.0		0.0	0	1	1.6	2 000	4.2	2 000
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	17	100	10 835	100	637	63	100	47 163	100	749

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ESTOIRE	MANGAUNG	FREE STATE	1262	1 155 493
KLEIN BRAKRIVIER	MOSSEL BAY	WESTERN CAPE	1263	1 155 032
LANGEBERG GLEN	CITY OF CAPE TOWN	WESTERN CAPE	1264	1 154 128
RADIOKOP	CITY OF JOHANNESBURG	GAUTENG	1265	1 153 817
GARSFONTEIN	CITY OF TSHWANE	GAUTENG	1266	1 153 503
MONUMENT	MOGALE CITY	GAUTENG	1267	1 153 394
OATLANDS	MOGALE CITY	GAUTENG	1268	1 151 739
WINDSOR WEST	CITY OF JOHANNESBURG	GAUTENG	1269	1 151 031
MARYVALE	CITY OF JOHANNESBURG	GAUTENG	1270	1 150 000
HAASENDAL	CITY OF CAPE TOWN	WESTERN CAPE	1271	1 149 613
ALLEN GROVE	EKURHULENI	GAUTENG	1272	1 149 529

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WEAVIND PARK	CITY OF TSHWANE	GAUTENG	585	1 159 580
ANDEON AH	CITY OF TSHWANE	GAUTENG	586	1 156 111
EVERLEIGH	EKURHULENI	GAUTENG	587	1 155 502
RADIOKOP	CITY OF JOHANNESBURG	GAUTENG	588	1 153 817
GARSFONTEIN	CITY OF TSHWANE	GAUTENG	589	1 153 503
MONUMENT	MOGALE CITY	GAUTENG	590	1 153 394
OATLANDS	MOGALE CITY	GAUTENG	591	1 151 739
WINDSOR WEST	CITY OF JOHANNESBURG	GAUTENG	592	1 151 031
MARYVALE	CITY OF JOHANNESBURG	GAUTENG	593	1 150 000
ALLEN GROVE	EKURHULENI	GAUTENG	594	1 149 529
BUCCLEUCH	CITY OF JOHANNESBURG	GAUTENG	595	1 148 982

Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
OATLANDS	MOGALE CITY	GAUTENG	20	1 151 739
KRUGERSDORP GOLF COURSE	MOGALE CITY	GAUTENG	21	1 131 429
BECKEDAN AH	MOGALE CITY	GAUTENG	22	1 125 065
BREAUNANDA	MOGALE CITY	GAUTENG	23	1 038 422
PAARDEKRAAL	MOGALE CITY	GAUTENG	24	1 020 455

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
NEW REDRUTH	EKURHULENI	GAUTENG	828	677 170
ECO PARK ESTATE	CITY OF TSHWANE	GAUTENG	829	675 720
GRIMBEEKPARK	TLOKWE CITY COUNCIL	NORTH WEST	830	675 400
BIRCHLEIGH NORTH	EKURHULENI	GAUTENG	831	674 974
SANDBAAI	OVERSTRAND	WESTERN CAPE	832	674 113
MONUMENT	MOGALE CITY	GAUTENG	833	673 529
PIERRE VAN RYNEVELD	CITY OF TSHWANE	GAUTENG	834	673 252
BUURENDAL	EKURHULENI	GAUTENG	835	673 194
ALLEN GROVE	EKURHULENI	GAUTENG	836	672 874
RISIDALE	CITY OF JOHANNESBURG	GAUTENG	837	672 353
ESCOMBE	ETHEKWINI	KWAZULU NATAL	838	671 608

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	351	678 793
SAVOY ESTATE	CITY OF JOHANNESBURG	GAUTENG	352	677 181
NEW REDRUTH	EKURHULENI	GAUTENG	353	677 170
ECO PARK ESTATE	CITY OF TSHWANE	GAUTENG	354	675 720
BIRCHLEIGH NORTH	EKURHULENI	GAUTENG	355	674 974
MONUMENT	MOGALE CITY	GAUTENG	356	673 529
PIERRE VAN RYNEVELD	CITY OF TSHWANE	GAUTENG	357	673 252
BUURENDAL	EKURHULENI	GAUTENG	358	673 194
ALLEN GROVE	EKURHULENI	GAUTENG	359	672 874
RISIDALE	CITY OF JOHANNESBURG	GAUTENG	360	672 353
GLENSAN	CITY OF JOHANNESBURG	GAUTENG	361	671 593

Municipal Ranking (Sectional Scheme):

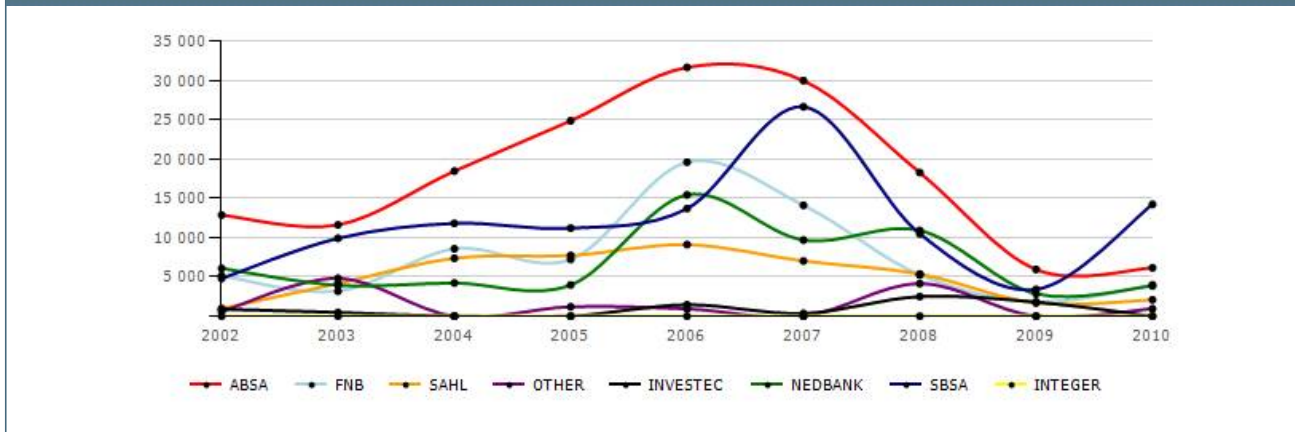
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
RANT EN DAL	MOGALE CITY	GAUTENG	11	648 427
NOORDHEUWEL	MOGALE CITY	GAUTENG	12	636 647
KRUGERSDORP GOLF COURSE	MOGALE CITY	GAUTENG	13	630 000
KENMARE	MOGALE CITY	GAUTENG	14	618 339

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	620	11.1	310	12	26.7	8 192	24.3	683
FNB	4	33.3	1 140	20.4	285	5	11.1	1 940	5.7	388
NEDBANK		0.0		0.0	0	6	13.3	5 255	15.6	876
OTHER		0.0		0.0	0	1	2.2	950	2.8	950
SAHL	1	8.3	800	14.3	800	4	8.9	3 190	9.4	798
SBSA	5	41.7	3 023	54.1	605	17	37.8	14 231	42.2	837
Total	12	100	5 583	100	465	45	100	33 758	100	750
FURTHER ADVANCE										
ABSA	1	20.0	190	19.0	190	8	40.0	2 318	33.0	290
FNB		0.0		0.0	0	3	15.0	2 300	32.7	767
NEDBANK	1	20.0	313	31.2	313	2	10.0	343	4.9	171
SAHL	1	20.0	200	20.0	200	1	5.0	200	2.8	200
SBSA	2	40.0	300	29.9	150	6	30.0	1 864	26.5	311
Total	5	100	1 003	100	201	20	100	7 025	100	351
SWITCH IN										
SBSA		0.0		0.0	0	1	100.0	1 000	100.0	1 000
Total		0		0	0	1	100	1 000	100	1 000
Bank Totals										
ABSA	3	17.6	810	12.3	270	20	30.3	10 510	25.2	526
FNB	4	23.5	1 140	17.3	285	8	12.1	4 240	10.1	530
NEDBANK	1	5.9	313	4.7	313	8	12.1	5 598	13.4	700
SAHL	2	11.8	1 000	15.2	500	5	7.6	3 390	8.1	678
SBSA	7	41.2	3 323	50.5	475	24	36.4	17 095	40.9	712
Total bonds registered	17	100	6 585	100	387	66	100	41 782	100	633
SWITCH OUT										
ABSA		0.0		0.0	0	1	100.0	775	100.0	775
Total		0		0	0	1	100	775	100	775
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	100.0	920	100.0	920
Total		0		0	0	1	100	920	100	920

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	MediCross - Travel Clinic
Hospital/Clinic	Doctor Yusuf Dadoo Hospital
Hospital/Clinic	Shanti Nilaya Hospice in the West
Hospital/Clinic	Protea Clinic
PoliceStation	Police SAPS - Krugersdorp
PoliceStation	Police SAPS - Lewisham
PoliceStation	Police SAPS - Munsieville
PrePrimarySchool	Gizmos & Gadgets Nursery School
PrimarySchool	Monument Primary School
PrimarySchool	Millennium Primary School
School	West Rand Special School
SecondarySchool	Krugersdorp High School
ShoppingCentre	Anthos Centre
ShoppingCentre	Shopping Centre
ShoppingCentre	Monument Mall
ShoppingCentre	Key West Shopping Centre - South Entrance
ShoppingCentre	Joshua 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.