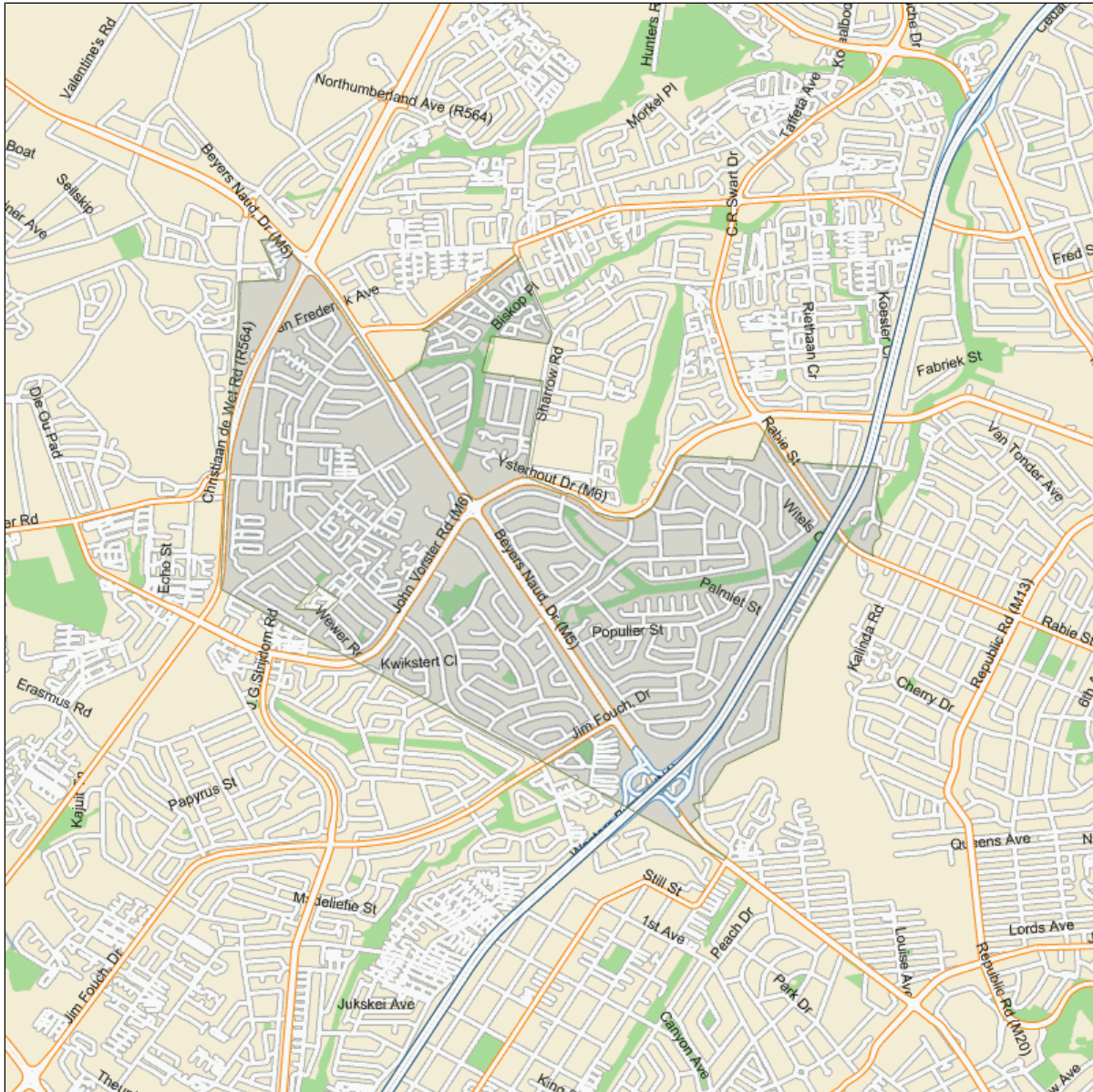


# Suburb Report

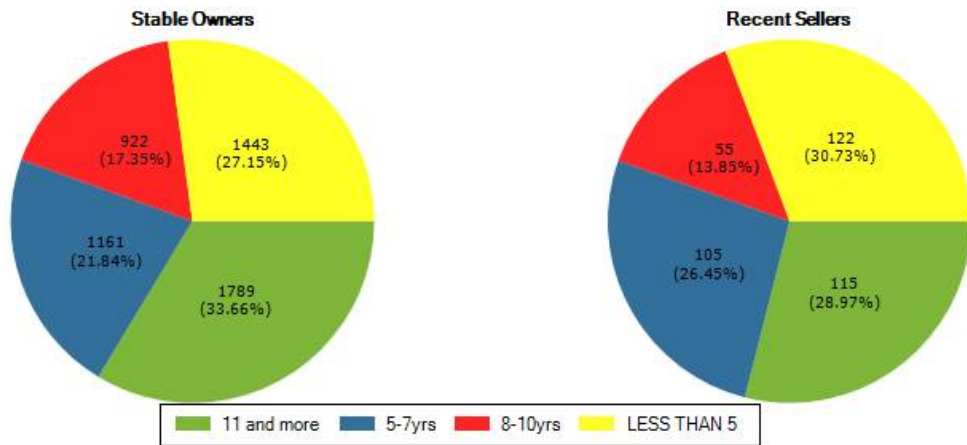
New Search

## Suburb Details

Suburb: RANDPARK RIDGE  
Township: RANDPARKRIF  
Municipality: City of Johannesburg  
Province: Gauteng



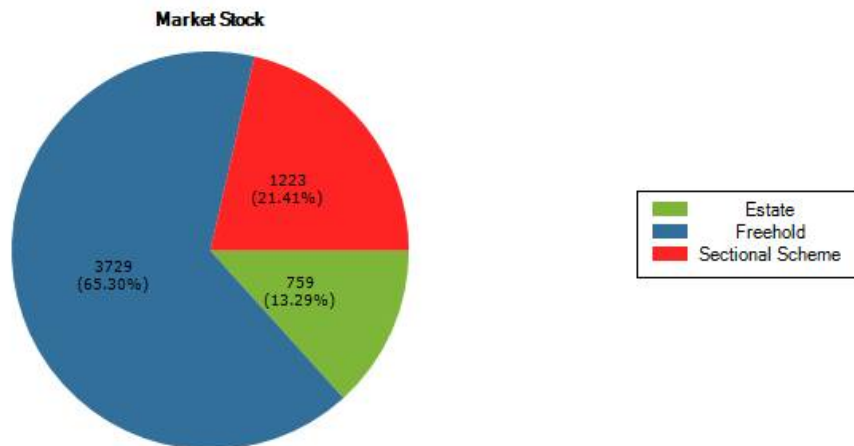
Tenure of Owners



Age of Residents



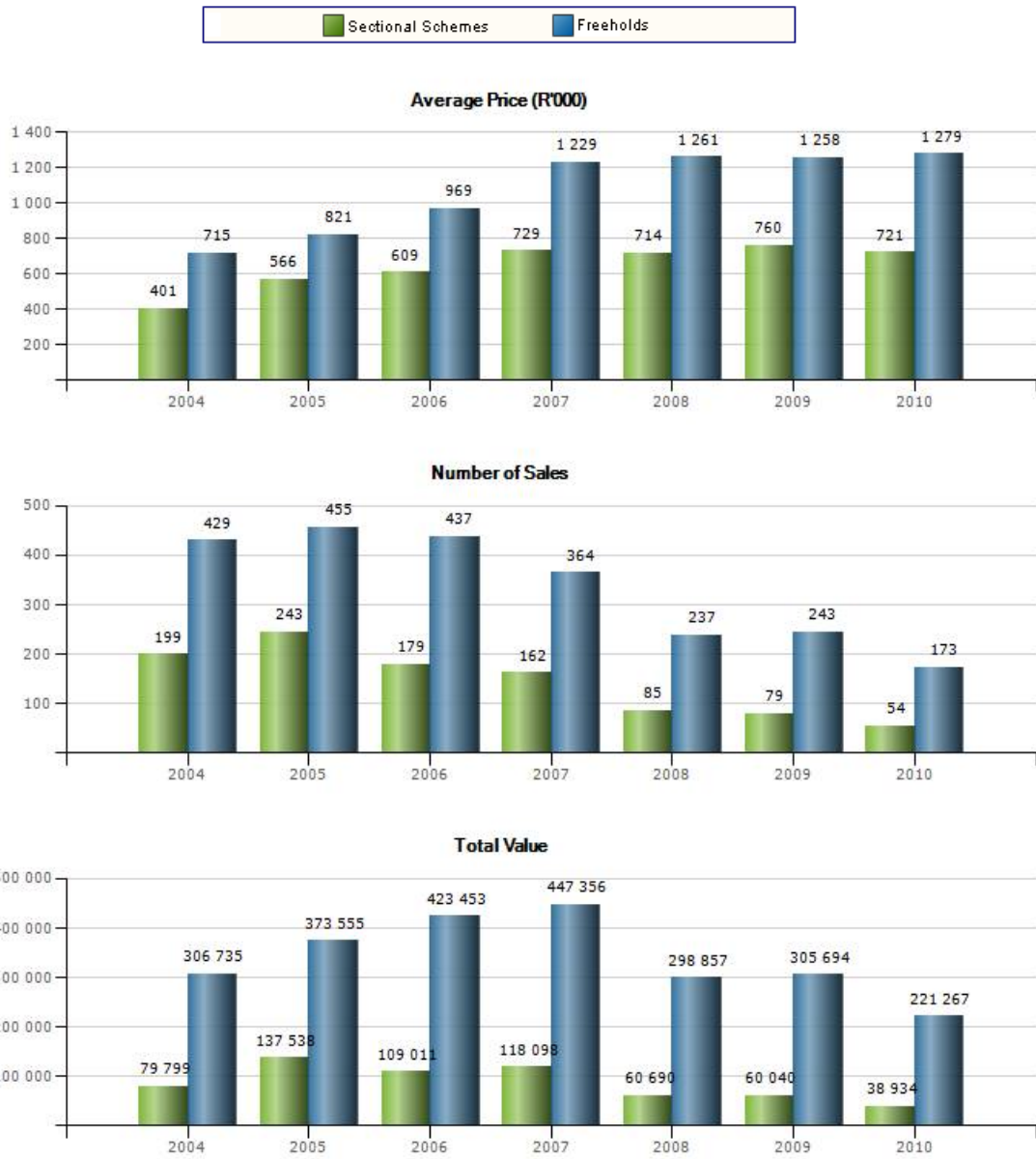
Market Stock:



## 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	1	50.0	1 115	39.6	1 115
R1.5mil - R3mil		0.0		0.0	0	1	50.0	1 700	60.4	1 700
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	2	100	2 815	100	1 408
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	3	100.0	3 505	100.0	1 168
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	3	100	3 505	100	1 168
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0	5	55.6	2 590	20.8	518
R800000 - R1.5mil	1	100.0	1 200	100.0	1 200	2	22.2	2 350	18.9	1 175
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0	2	22.2	7 507	60.3	3 754
Total	1	100	1 200	100	1 200	9	100	12 447	100	1 383
REPEAT										
EST										
R0 - R400000		0.0		0.0	0	1	1.9	375	0.5	375
R400000 - R800000		0.0		0.0	0	2	3.8	1 500	2.1	750
R800000 - R1.5mil	6	50.0	6 745	40.9	1 124	27	50.9	29 123	40.8	1 079
R1.5mil - R3mil	6	50.0	9 765	59.2	1 628	23	43.4	40 380	56.6	1 756
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	12	100	16 510	100	1 376	53	100	71 378	100	1 347
FH										
R0 - R400000	1	2.1	125	0.2	125	1	0.5	125	0.0	125
R400000 - R800000	4	8.5	2 910	4.8	728	21	9.5	14 895	5.3	709
R800000 - R1.5mil	30	63.8	36 548	60.0	1 218	156	70.9	182 973	65.5	1 173
R1.5mil - R3mil	12	25.5	21 295	35.0	1 775	41	18.6	74 399	26.6	1 815
Greater than R3mil		0.0		0.0	0	1	0.5	6 840	2.4	6 840
Total	47	100	60 878	100	1 295	220	100	279 232	100	1 269
SS										
R0 - R400000		0.0		0.0	0	4	5.5	1 535	2.7	384
R400000 - R800000	11	57.9	7 035	42.9	640	42	57.5	26 352	46.7	627
R800000 - R1.5mil	8	42.1	9 365	57.1	1 171	27	37.0	28 539	50.6	1 057
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	19	100	16 400	100	863	73	100	56 426	100	773
Totals Per Price band										
R0 - R400000	1	1.3	125	0.1	125	6	1.7	2 035	0.5	339
R400000 - R800000	15	19.0	9 945	10.5	663	70	19.4	45 337	10.6	648
R800000 - R1.5mil	45	57.0	53 858	56.7	1 197	216	60.0	247 605	58.2	1 146
R1.5mil - R3mil	18	22.8	31 060	32.7	1 726	65	18.1	116 479	27.4	1 792
Greater than R3mil		0.0		0.0	0	3	0.8	14 347	3.4	4 782
Total Transfers	79	100	94 988	100	1 202	360	100	425 803	100	1 183

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
RIVERSIDE	ETHEKWINI	KWAZULU NATAL	974	1 356 090
DE BRON	CITY OF CAPE TOWN	WESTERN CAPE	975	1 355 632
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

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SONNEVELD	EKURHULENI	GAUTENG	453	1 365 947
BRENTWOOD EXT 3	EKURHULENI	GAUTENG	454	1 359 322
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

## Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SILVAMONTE	CITY OF JOHANNESBURG	GAUTENG	249	1 382 718
JUKSKEI PARK	CITY OF JOHANNESBURG	GAUTENG	250	1 374 980
BARBEQUE DOWNS	CITY OF JOHANNESBURG	GAUTENG	251	1 372 267
MILLGATE FARM	CITY OF JOHANNESBURG	GAUTENG	252	1 367 500
SUNDOWNER	CITY OF JOHANNESBURG	GAUTENG	253	1 355 586
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	254	1 353 562
DEWETSHOF	CITY OF JOHANNESBURG	GAUTENG	255	1 349 602
KENGIES	CITY OF JOHANNESBURG	GAUTENG	256	1 347 440
BERGBRON EXT 1	CITY OF JOHANNESBURG	GAUTENG	257	1 345 930
FLORIDA PARK	CITY OF JOHANNESBURG	GAUTENG	258	1 345 357
RAUMARAIS PARK	CITY OF JOHANNESBURG	GAUTENG	259	1 340 290

## National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
GROOT BRAKRIVIER	MOSSEL BAY	WESTERN CAPE	557	824 054
SUNWARD PARK	EKURHULENI	GAUTENG	558	823 743
GROENVLEI	MANGAUNG	FREE STATE	559	823 310
ARBORETUM	MANGAUNG	FREE STATE	560	820 213
LENASIA EXT 13	CITY OF JOHANNESBURG	GAUTENG	561	820 000
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	562	819 621
GOURITSMOND	HESSEQUA	WESTERN CAPE	563	818 947
ROYAL ASCOT	CITY OF CAPE TOWN	WESTERN CAPE	564	818 859
MOUNTAIN VIEW VILLAGE	CITY OF CAPE TOWN	WESTERN CAPE	565	817 742
PAULSHOF	CITY OF JOHANNESBURG	GAUTENG	566	815 605
LENASIA EXT 9	CITY OF JOHANNESBURG	GAUTENG	567	815 556

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WATERKLOOF PARK	CITY OF TSHWANE	GAUTENG	207	831 875
MARAIS STEYN PARK	EKURHULENI	GAUTENG	208	827 665
HURLYVALE	EKURHULENI	GAUTENG	209	826 522
SUNWARD PARK	EKURHULENI	GAUTENG	210	823 743
LENASIA EXT 13	CITY OF JOHANNESBURG	GAUTENG	211	820 000
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	212	819 621
PAULSHOF	CITY OF JOHANNESBURG	GAUTENG	213	815 605
LENASIA EXT 9	CITY OF JOHANNESBURG	GAUTENG	214	815 556
NORTONS SMALL FARMS	EKURHULENI	GAUTENG	215	813 235
WAPADRAND	CITY OF TSHWANE	GAUTENG	216	813 230
CHRISTOBURG	CITY OF TSHWANE	GAUTENG	217	811 071

## Municipal Ranking (Sectional Scheme):

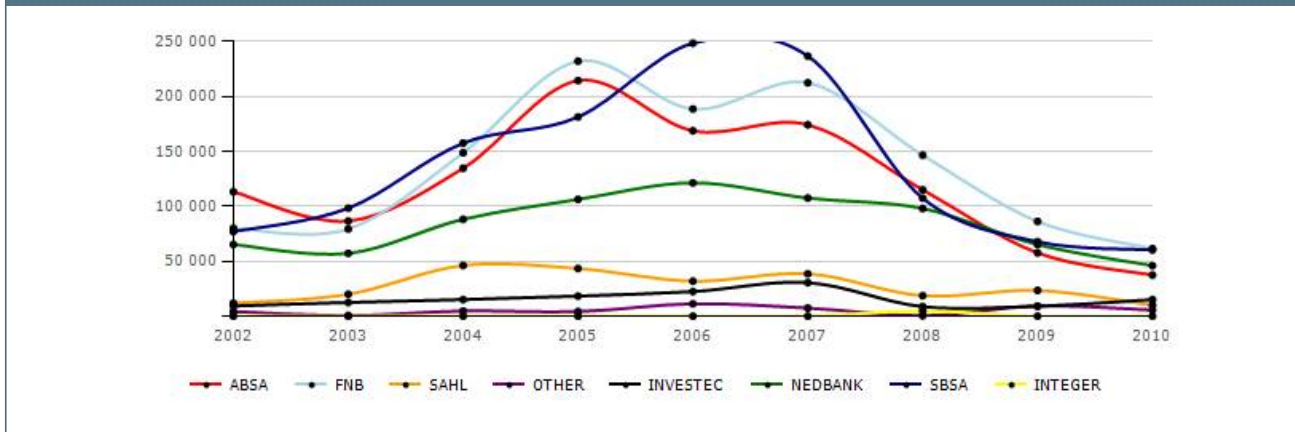
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
FOURWAYS GARDENS	CITY OF JOHANNESBURG	GAUTENG	111	840 690
FOURWAYS EXT 25 33 40	CITY OF JOHANNESBURG	GAUTENG	112	837 611
MORNINGSIDE HILLS	CITY OF JOHANNESBURG	GAUTENG	113	835 913
SUNNINGHILL	CITY OF JOHANNESBURG	GAUTENG	114	832 493
LENASIA EXT 13	CITY OF JOHANNESBURG	GAUTENG	115	820 000
RANDPARK RIDGE	CITY OF JOHANNESBURG	GAUTENG	116	819 621
PAULSHOF	CITY OF JOHANNESBURG	GAUTENG	117	815 605
LENASIA EXT 9	CITY OF JOHANNESBURG	GAUTENG	118	815 556
KLOOFENDAL	CITY OF JOHANNESBURG	GAUTENG	119	807 368
GLEN ATHOLL EXT 1	CITY OF JOHANNESBURG	GAUTENG	120	805 682
DOUGLASDALE	CITY OF JOHANNESBURG	GAUTENG	121	802 730

## 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	6	8.2	4 309	5.8	718	58	18.4	50 895	15.8	878
FNB	25	34.3	24 714	33.2	989	91	28.9	89 389	27.8	982
INVESTEC	2	2.7	3 160	4.2	1 580	11	3.5	14 670	4.6	1 334
NEDBANK	17	23.3	19 083	25.6	1 123	67	21.3	74 563	23.2	1 113
OTHER		0.0		0.0	0	3	1.0	2 979	0.9	993
SAHL	5	6.9	4 335	5.8	867	10	3.2	9 175	2.8	918
SBSA	18	24.7	18 914	25.4	1 051	75	23.8	80 379	25.0	1 072
Total	73	100	74 514	100	1 021	315	100	322 050	100	1 022
FURTHER ADVANCE										
ABSA	7	25.9	1 645	17.6	235	26	24.1	5 885	16.0	226
FNB	4	14.8	1 735	18.5	434	14	13.0	8 538	23.3	610
INVESTEC	1	3.7	330	3.5	330	6	5.6	2 260	6.2	377
NEDBANK	5	18.5	1 500	16.0	300	23	21.3	5 570	15.2	242
OTHER		0.0		0.0	0	1	0.9	2 300	6.3	2 300
SAHL	2	7.4	450	4.8	225	7	6.5	1 696	4.6	242
SBSA	8	29.6	3 715	39.6	464	31	28.7	10 425	28.4	336
Total	27	100	9 375	100	347	108	100	36 675	100	340
SWITCH IN										
ABSA		0.0		0.0	0	3	16.7	2 444	11.2	815
FNB		0.0		0.0	0	4	22.2	7 700	35.3	1 925
OTHER		0.0		0.0	0	3	16.7	3 855	17.7	1 285
SAHL	1	50.0	400	27.5	400	4	22.2	3 320	15.2	830
SBSA	1	50.0	1 053	72.5	1 053	4	22.2	4 469	20.5	1 117
Total	2	100	1 453	100	727	18	100	21 788	100	1 210
Bank Totals										
ABSA	13	12.7	5 954	7.0	458	87	19.7	59 225	15.6	681
FNB	29	28.4	26 449	31.0	912	109	24.7	105 627	27.8	969
INVESTEC	3	2.9	3 490	4.1	1 163	17	3.9	16 930	4.4	996
NEDBANK	22	21.6	20 583	24.1	936	90	20.4	80 134	21.1	890
SAHL	8	7.8	5 185	6.1	648	21	4.8	14 191	3.7	676
SBSA	27	26.5	23 682	27.7	877	110	24.9	95 273	25.0	866
<b>Total bonds registered</b>	<b>102</b>	<b>100</b>	<b>85 342</b>	<b>100</b>	<b>837</b>	<b>441</b>	<b>100</b>	<b>380 513</b>	<b>100</b>	<b>863</b>
SWITCH OUT										
ABSA	1	50.0	123	10.3	123	7	38.9	84 732	88.6	12 105
FNB		0.0		0.0	0	3	16.7	1 020	1.1	340
NEDBANK	1	50.0	1 070	89.7	1 070	3	16.7	3 588	3.8	1 196
OTHER BANK		0.0		0.0	0	1	5.6	800	0.8	800
SAHL		0.0		0.0	0	3	16.7	4 800	5.0	1 600
SBSA		0.0		0.0	0	1	5.6	680	0.7	680
Total	2	100	1 193	100	597	18	100	95 620	100	5 312
BONDS CANCELLED										
NEDBANK		0.0		0.0	0	1	100.0	1 468	100.0	1 468
Total		0		0	0	1	100	1 468	100	1 468

## Lending By Institution (values in R000)



## Amenities:

Type	Amenity
Hospital/Clinic	Crescent Private Clinic
Hospital/Clinic	Greenlinks Municipal Clinic
Hospital/Clinic	Johannesburg Eye Hospital
PoliceStation	Police SAPS - Honeydew
PoliceStation	Police SAPS - Fairland
PrePrimarySchool	Trinity House Pre Primary School
PrimarySchool	Rand Park Primary School
School	Kingsway School
SecondarySchool	Trinity House High School
SecondarySchool	Rand Park Secondary School
ShoppingCentre	Lifestyle Shopping Centre
ShoppingCentre	Randridge Mall
ShoppingCentre	Ridge Terrace Shopping Centre
ShoppingCentre	Summerfields Shopping Centre
ShoppingCentre	Randpark Ridge 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.