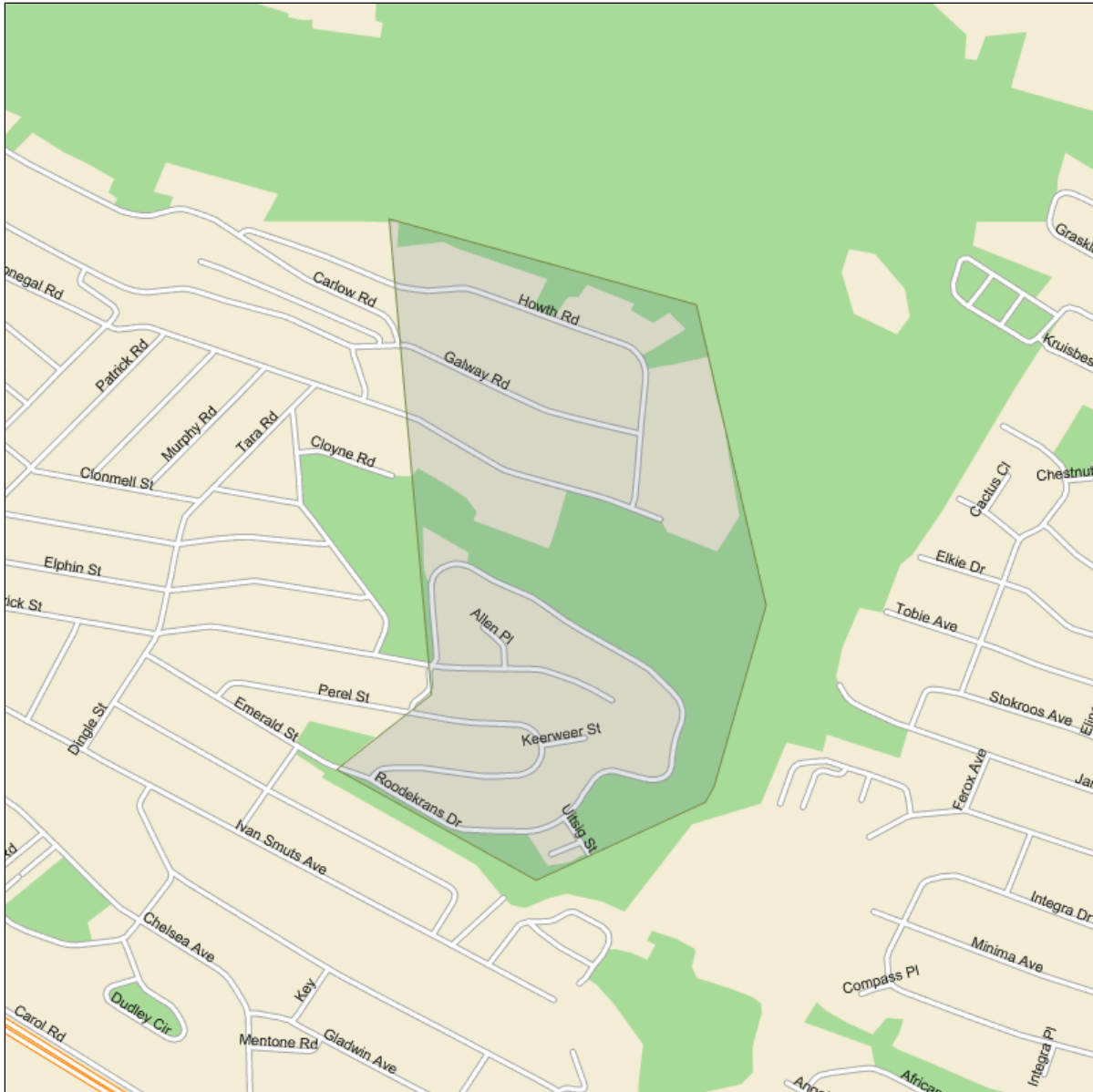


# Suburb Report

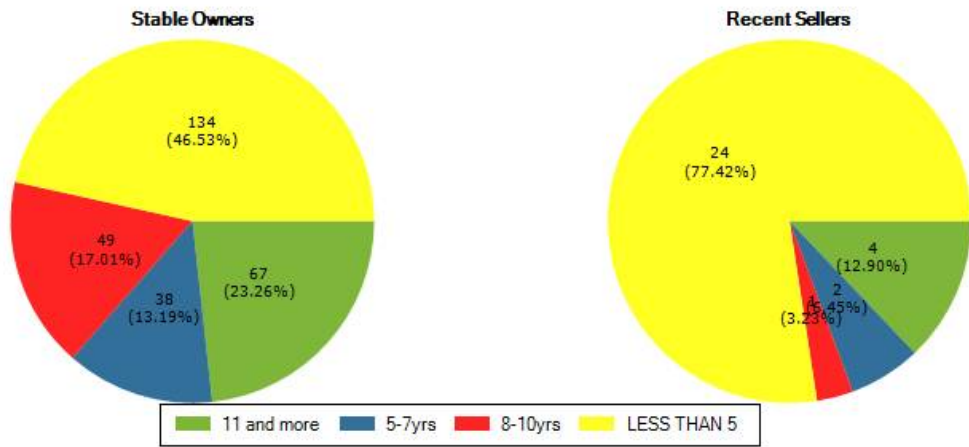
New Search

## Suburb Details

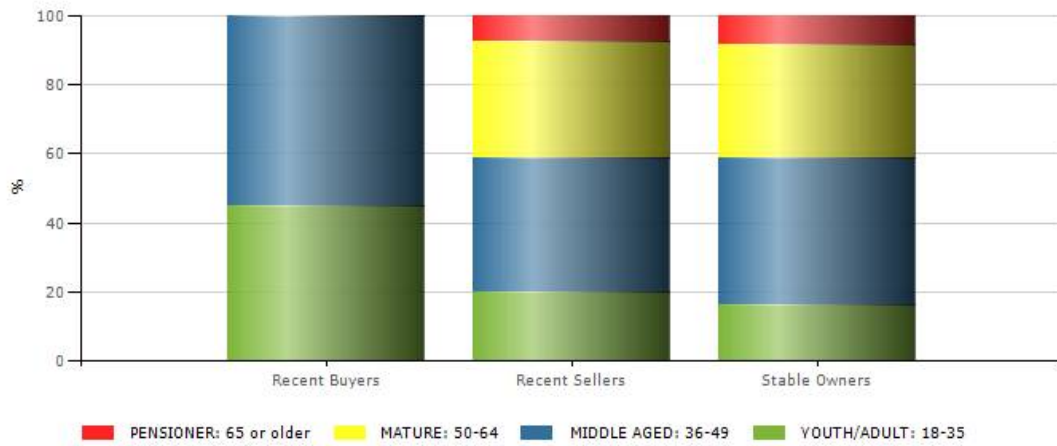
Suburb: RANGE VIEW  
Township: RANGEVIEW  
Municipality: Mogale City  
Province: Gauteng



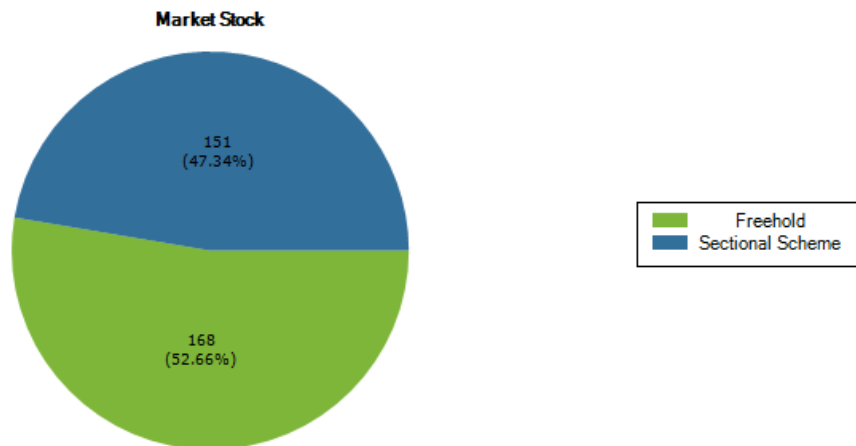
Tenure of Owners



Age of Residents



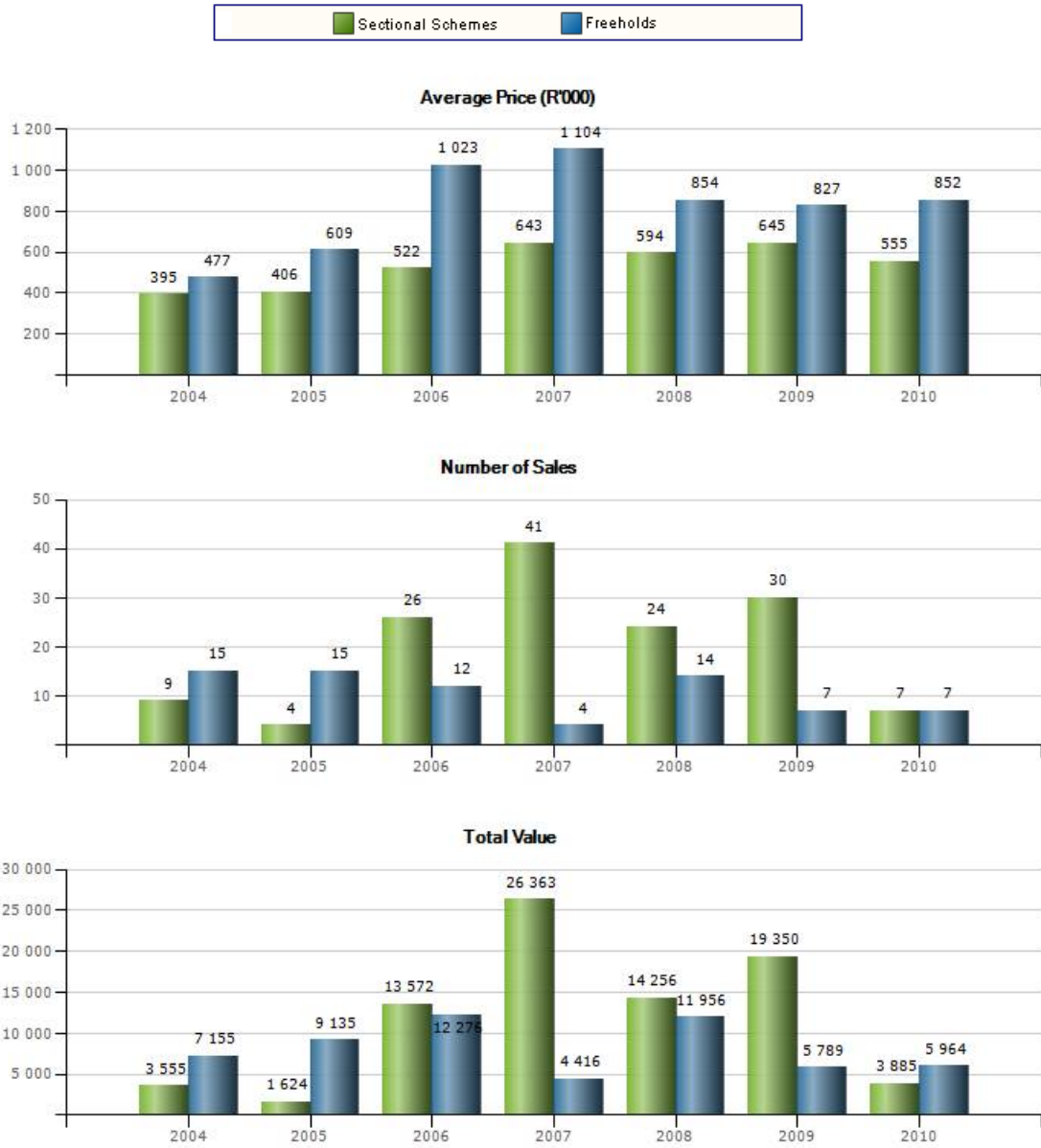
Market Stock:



## 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	1	100.0	649	100.0	649	13	100.0	8 196	100.0	630
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	649	100	649	13	100	8 196	100	630
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	1	11.1	300	3.9	300
R400000 - R800000	2	50.0	1 520	41.1	760	5	55.6	3 540	46.5	708
R800000 - R1.5mil	2	50.0	2 175	58.9	1 088	2	22.2	2 175	28.6	1 088
R1.5mil - R3mil		0.0		0.0	0	1	11.1	1 600	21.0	1 600
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	4	100	3 695	100	924	9	100	7 615	100	846
SS										
R0 - R400000		0.0		0.0	0	1	25.0	377	17.8	377
R400000 - R800000	2	100.0	1 065	100.0	533	3	75.0	1 740	82.2	580
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	2	100	1 065	100	533	4	100	2 117	100	529
Totals Per Price band										
R0 - R400000		0.0		0.0	0	2	7.7	677	3.8	339
R400000 - R800000	5	71.4	3 234	59.8	647	21	80.8	13 476	75.2	642
R800000 - R1.5mil	2	28.6	2 175	40.2	1 088	2	7.7	2 175	12.1	1 088
R1.5mil - R3mil		0.0		0.0	0	1	3.8	1 600	8.9	1 600
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	7	100	5 409	100	773	26	100	17 928	100	690

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LINGEN	CITY OF CAPE TOWN	WESTERN CAPE	1533	1 010 111
AVONSTIL	CITY OF CAPE TOWN	WESTERN CAPE	1534	1 010 000
BEN KAMMA	NELSON MANDELA BAY	EASTERN CAPE	1535	1 009 954
FLAMWOOD	CITY OF MATLOSANA	NORTH WEST	1536	1 008 587
RACEVIEW	EKURHULENI	GAUTENG	1537	1 008 520
RANGE VIEW	MOGALE CITY	GAUTENG	1538	1 008 494
GREENBUSHES	NELSON MANDELA BAY	EASTERN CAPE	1539	1 008 358
KENLEAF EXT 9	EKURHULENI	GAUTENG	1540	1 008 315
SONEIKE	CITY OF CAPE TOWN	WESTERN CAPE	1541	1 007 448
HEIDELBERG CENTRAL	LESEDI	GAUTENG	1542	1 006 653
WATERFALL	ETHEKWINI	KWAZULU NATAL	1543	1 006 193

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WESTDENE	CITY OF JOHANNESBURG	GAUTENG	687	1 017 098
MONAVONI	CITY OF TSHWANE	GAUTENG	688	1 014 638
BUURENDAL	EKURHULENI	GAUTENG	689	1 013 607
KENMARE	MOGALE CITY	GAUTENG	690	1 011 060
RACEVIEW	EKURHULENI	GAUTENG	691	1 008 520
RANGE VIEW	MOGALE CITY	GAUTENG	692	1 008 494
KENLEAF EXT 9	EKURHULENI	GAUTENG	693	1 008 315
HEIDELBERG CENTRAL	LESEDI	GAUTENG	694	1 006 653
HEIDELBERG EXT 6	LESEDI	GAUTENG	695	1 003 077
ROBERTSHAM	CITY OF JOHANNESBURG	GAUTENG	696	1 002 806
ANCHORVILLE	CITY OF JOHANNESBURG	GAUTENG	697	997 217

## Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
KENMARE	MOGALE CITY	GAUTENG	25	1 011 060
RANGE VIEW	MOGALE CITY	GAUTENG	26	1 008 494
PAARDEKRAAL HOSPITAL	MOGALE CITY	GAUTENG	27	992 000
SILVERFIELDS	MOGALE CITY	GAUTENG	28	940 388
SILVERFIELDS PARK	MOGALE CITY	GAUTENG	29	912 128
ELJEESEE AH	MOGALE CITY	GAUTENG	30	828 364
KRUGERSDORP NORTH	MOGALE CITY	GAUTENG	31	816 216

## National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
DIE HOEWES	CITY OF TSHWANE	GAUTENG	873	660 091
BARTLETT AH	EKURHULENI	GAUTENG	874	659 286
KOSMOSDAL	CITY OF TSHWANE	GAUTENG	875	658 791
HIGHLAND HILLS	ETHEKWINI	KWAZULU NATAL	876	657 624
PARKTOWN ESTATE	CITY OF TSHWANE	GAUTENG	877	657 596
RANGE VIEW	MOGALE CITY	GAUTENG	878	657 517
HARRISMITH CENTRAL	MALUTI A PHOFUNG	FREE STATE	879	657 297
CORLETT GARDENS	CITY OF JOHANNESBURG	GAUTENG	880	656 894
GLEN ERASMIA	EKURHULENI	GAUTENG	881	656 389
SOUTH KENSINGTON	CITY OF JOHANNESBURG	GAUTENG	882	656 364
GREYMONT	CITY OF JOHANNESBURG	GAUTENG	883	656 154

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LYTTELTON MANOR	CITY OF TSHWANE	GAUTENG	380	660 503
DIE HOEWES	CITY OF TSHWANE	GAUTENG	381	660 091
BARTLETT AH	EKURHULENI	GAUTENG	382	659 286
KOSMOSDAL	CITY OF TSHWANE	GAUTENG	383	658 791
PARKTOWN ESTATE	CITY OF TSHWANE	GAUTENG	384	657 596
RANGE VIEW	MOGALE CITY	GAUTENG	385	657 517
CORLETT GARDENS	CITY OF JOHANNESBURG	GAUTENG	386	656 894
GLEN ERASMIA	EKURHULENI	GAUTENG	387	656 389
SOUTH KENSINGTON	CITY OF JOHANNESBURG	GAUTENG	388	656 364
GREYMONT	CITY OF JOHANNESBURG	GAUTENG	389	656 154
EDELWEISS	EKURHULENI	GAUTENG	390	656 119

## Municipal Ranking (Sectional Scheme):

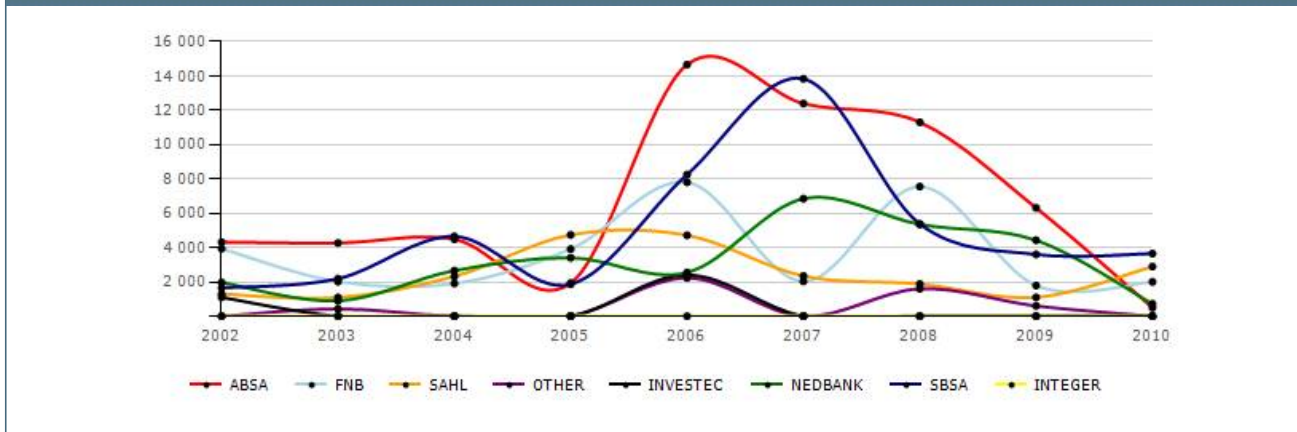
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
BREAUNANDA	MOGALE CITY	GAUTENG	15	555 593

## 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	1	20.0	500	14.9	500	4	21.1	1 849	17.0	462
NEDBANK	1	20.0	720	21.5	720	1	5.3	720	6.6	720
OTHER		0.0		0.0	0	1	5.3	600	5.5	600
SAHL	1	20.0	930	27.8	930	3	15.8	1 990	18.3	663
SBSA	2	40.0	1 198	35.8	599	10	52.6	5 741	52.7	574
Total	5	100	3 348	100	670	19	100	10 900	100	574
FURTHER ADVANCE										
NEDBANK		0.0		0.0	0	1	20.0	250	38.8	250
SBSA		0.0		0.0	0	4	80.0	395	61.2	99
Total		0		0	0	5	100	645	100	129
SWITCH IN										
FNB	1	100.0	2 000	100.0	2 000	1	50.0	2 000	69.0	2 000
SAHL		0.0		0.0	0	1	50.0	900	31.0	900
Total	1	100	2 000	100	2 000	2	100	2 900	100	1 450
Bank Totals										
ABSA	1	16.7	500	9.3	500	4	15.4	1 849	12.8	462
FNB	1	16.7	2 000	37.4	2 000	1	3.8	2 000	13.8	2 000
NEDBANK	1	16.7	720	13.5	720	2	7.7	970	6.7	485
SAHL	1	16.7	930	17.4	930	4	15.4	2 890	20.0	723
SBSA	2	33.3	1 198	22.4	599	14	53.8	6 136	42.5	438
Total bonds registered	6	100	5 348	100	891	26	100	14 445	100	556
SWITCH OUT										
ABSA		0.0		0.0	0	1	50.0	375	15.8	375
SAHL	1	100.0	2 000	100.0	2 000	1	50.0	2 000	84.2	2 000
Total	1	100	2 000	100	2 000	2	100	2 375	100	1 188

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	MediCross - Travel Clinic
Hospital/Clinic	Life Healthcare - Nite Doc (Medgate)
Hospital/Clinic	Helderkruin Clinic
PoliceStation	Police SAPS - Lewisham
PrePrimarySchool	Babbel Bekkies Day Care
PrimarySchool	Silverfields Primary School
PrimarySchool	Lewisham Primary School
PrimarySchool	Roodekrans Laerskool
School	School
ShoppingCentre	Ridge Gate Shopping Centre
ShoppingCentre	Wilro Corner Shopping Centre
ShoppingCentre	Willrogate Shopping Centre
ShoppingCentre	Village Hyper Shopping Centre
ShoppingCentre	Village 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.