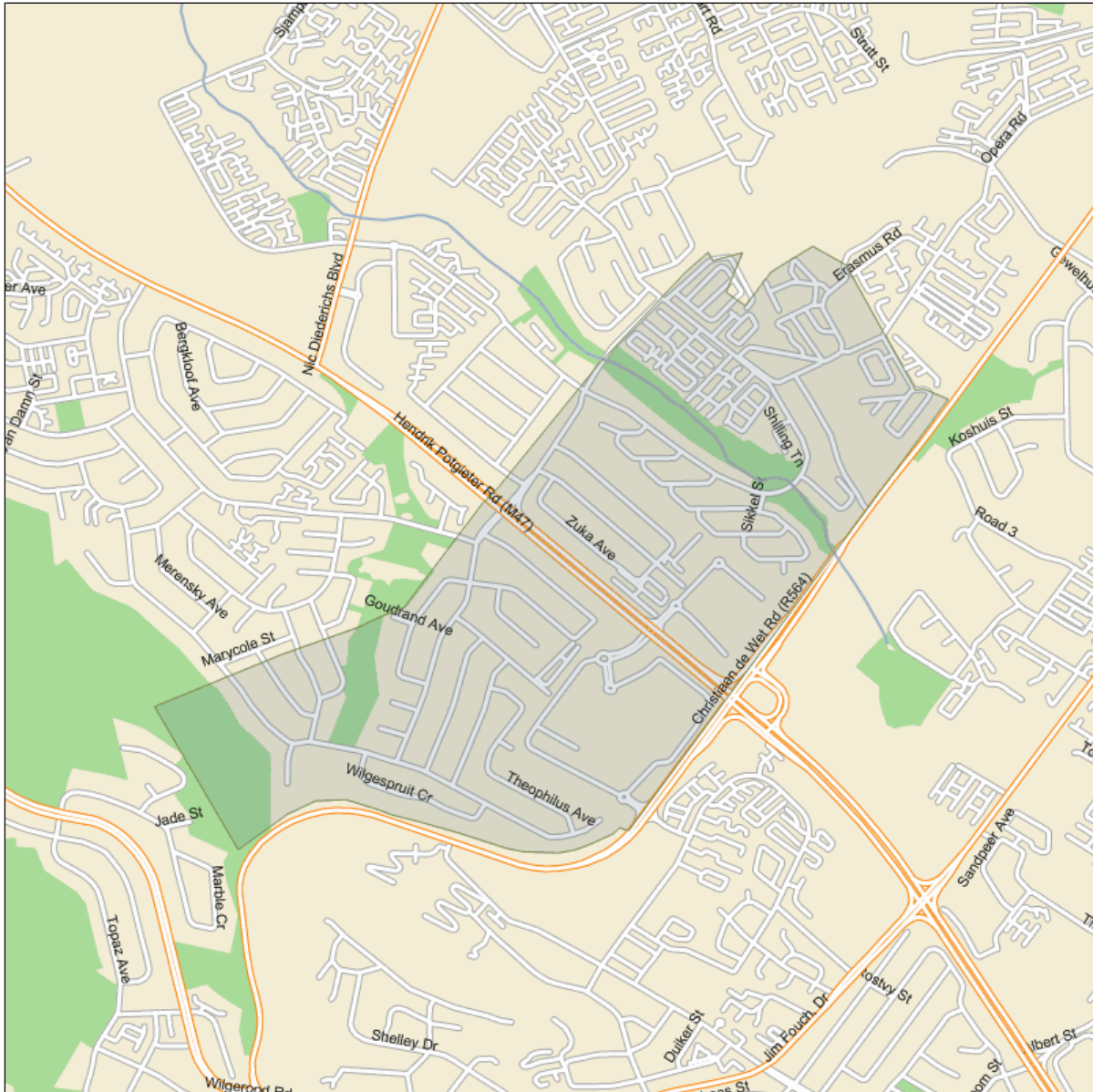


Suburb Report

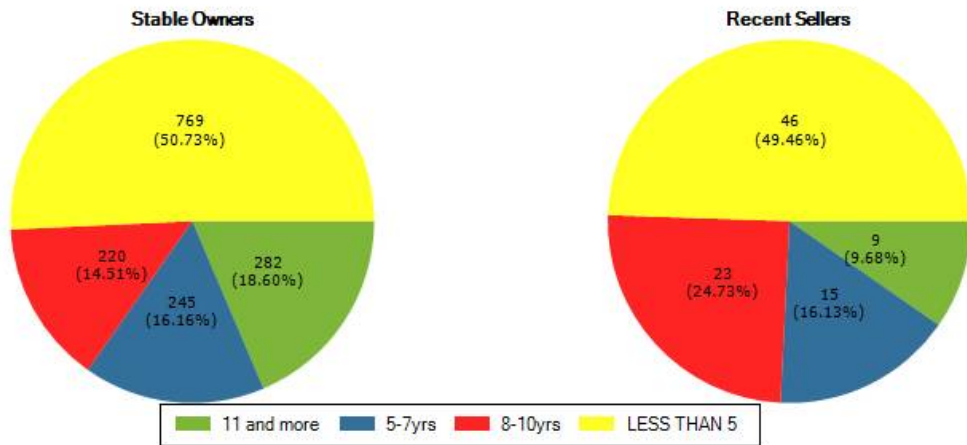
New Search

Suburb Details

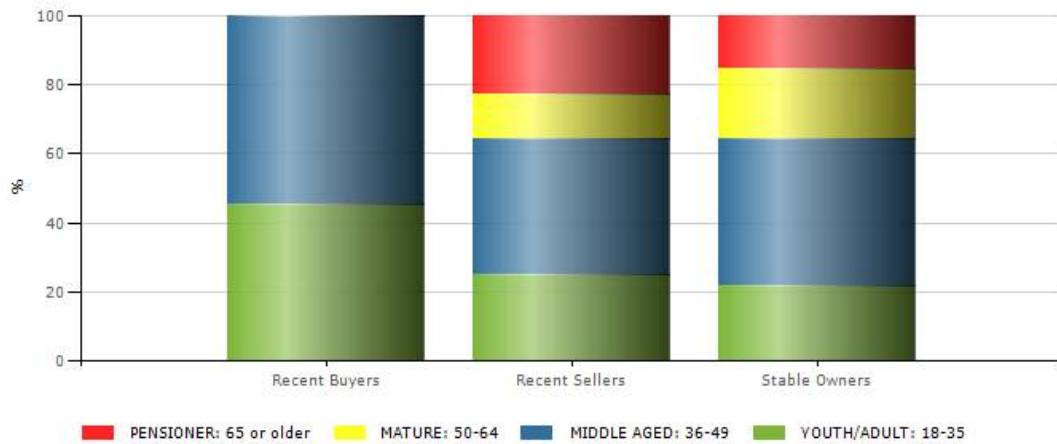
Suburb: STRUBENSVALLEI
Township: STRUBENSVALLEI
Municipality: City of Johannesburg
Province: Gauteng



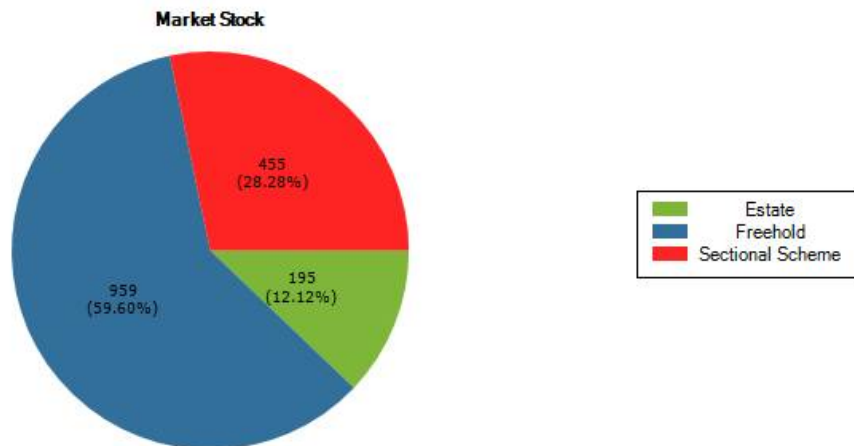
Tenure of Owners



Age of Residents



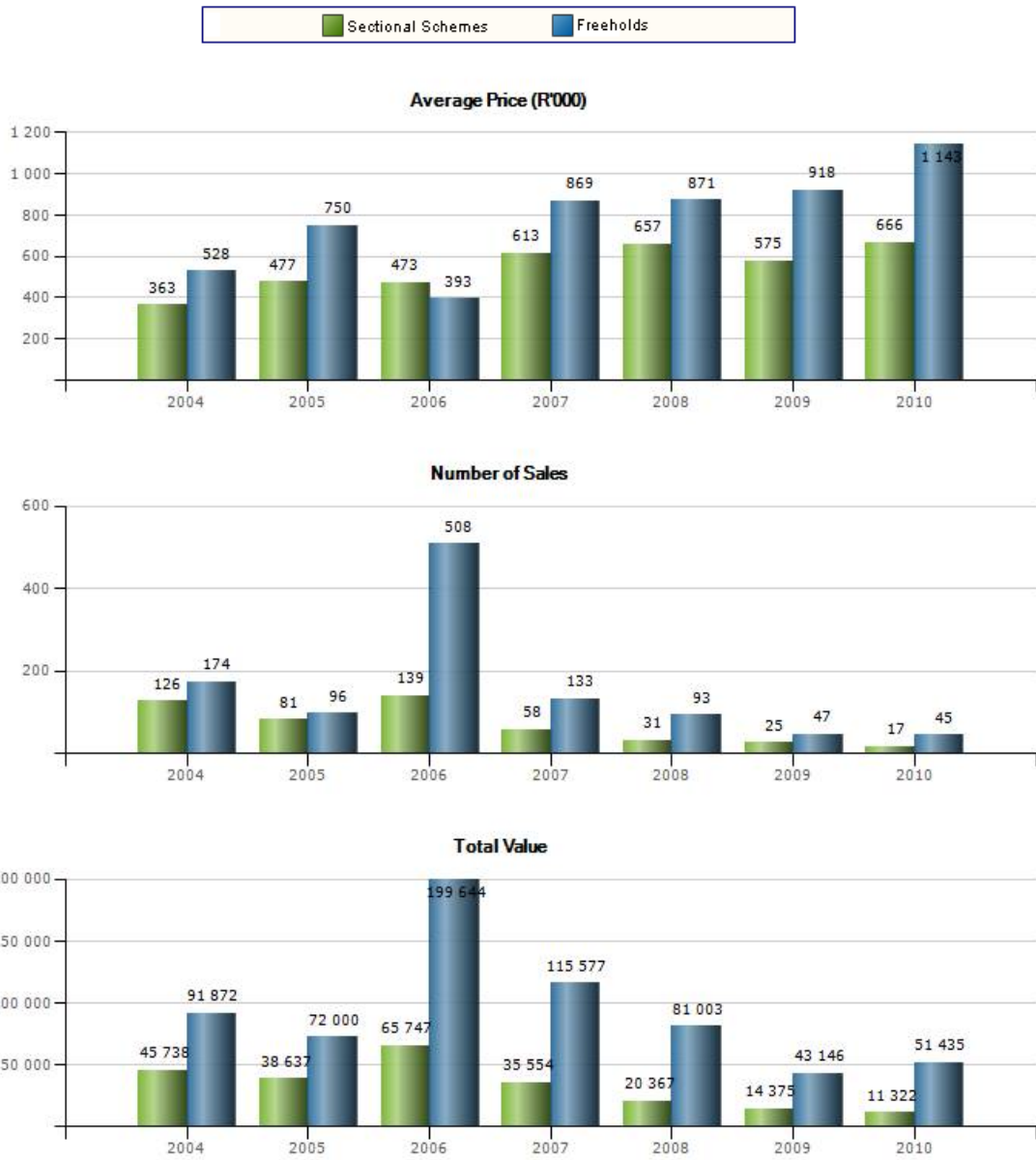
Market Stock:



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		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		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	2	22.2	800	8.5	400	2	11.8	800	4.4	400
R400000 - R800000	1	11.1	600	6.4	600	2	11.8	1 010	5.5	505
R800000 - R1.5mil	5	55.6	6 435	68.7	1 287	11	64.7	13 410	73.3	1 219
R1.5mil - R3mil	1	11.1	1 535	16.4	1 535	2	11.8	3 085	16.9	1 543
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	9	100	9 370	100	1 041	17	100	18 305	100	1 077
FH										
R0 - R400000	2	8.3	583	2.4	292	4	7.7	1 083	1.9	271
R400000 - R800000	4	16.7	2 849	11.6	712	5	9.6	3 609	6.3	722
R800000 - R1.5mil	15	62.5	16 236	66.0	1 082	35	67.3	39 275	68.9	1 122
R1.5mil - R3mil	3	12.5	4 950	20.1	1 650	8	15.4	13 045	22.9	1 631
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	24	100	24 618	100	1 026	52	100	57 012	100	1 096
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	10	100.0	6 320	100.0	632	26	89.7	16 764	86.4	645
R800000 - R1.5mil		0.0		0.0	0	3	10.3	2 630	13.6	877
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	10	100	6 320	100	632	29	100	19 394	100	669
Totals Per Price band										
R0 - R400000	4	9.3	1 383	3.4	346	6	6.1	1 883	2.0	314
R400000 - R800000	15	34.9	9 769	24.2	651	33	33.7	21 383	22.6	648
R800000 - R1.5mil	20	46.5	22 671	56.2	1 134	49	50.0	55 315	58.4	1 129
R1.5mil - R3mil	4	9.3	6 485	16.1	1 621	10	10.2	16 130	17.0	1 613
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	43	100	40 308	100	937	98	100	94 711	100	966

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ATHOLL HEIGHTS	ETHEKWINI	KWAZULU NATAL	1167	1 214 558
HAWKINS ESTATE	CITY OF JOHANNESBURG	GAUTENG	1168	1 214 500
MOREHILL EXT 2	EKURHULENI	GAUTENG	1169	1 213 851
TRICHARDT	GOVAN MBEKI	MPUMALANGA	1170	1 213 372
EDUANPARK	POLOKWANE	LIMPOPO	1171	1 212 800
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	1172	1 210 375
DIAZ BEACH	MOSSEL BAY	WESTERN CAPE	1173	1 209 921
WIERDA PARK	CITY OF TSHWANE	GAUTENG	1174	1 208 590
LANGENHOVENPARK	MANGAUNG	FREE STATE	1175	1 208 088
KAMEELDRIFT EAST	NOKENG TSA TAEMANE	GAUTENG	1176	1 207 707
CRANBROOK VALE	CITY OF TSHWANE	GAUTENG	1177	1 205 455

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
NORTH RIDING	CITY OF JOHANNESBURG	GAUTENG	551	1 215 251
BENONI AH	EKURHULENI	GAUTENG	552	1 215 108
MEADOWHURST	CITY OF JOHANNESBURG	GAUTENG	553	1 214 878
HAWKINS ESTATE	CITY OF JOHANNESBURG	GAUTENG	554	1 214 500
MOREHILL EXT 2	EKURHULENI	GAUTENG	555	1 213 851
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	556	1 210 375
WIERDA PARK	CITY OF TSHWANE	GAUTENG	557	1 208 590
KAMEELDRIFT EAST	NOKENG TSA TAEMANE	GAUTENG	558	1 207 707
CRANBROOK VALE	CITY OF TSHWANE	GAUTENG	559	1 205 455
MEYERTON EXT 6	MIDVAAL	GAUTENG	560	1 200 863
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	561	1 200 602

Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SANDRINGHAM	CITY OF JOHANNESBURG	GAUTENG	285	1 219 082
BLAIRGOWRIE	CITY OF JOHANNESBURG	GAUTENG	286	1 216 794
NORTH RIDING	CITY OF JOHANNESBURG	GAUTENG	287	1 215 251
MEADOWHURST	CITY OF JOHANNESBURG	GAUTENG	288	1 214 878
HAWKINS ESTATE	CITY OF JOHANNESBURG	GAUTENG	289	1 214 500
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	290	1 210 375
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	291	1 200 602
SAGEWOOD	CITY OF JOHANNESBURG	GAUTENG	292	1 200 332
ROODEKRANS	CITY OF JOHANNESBURG	GAUTENG	293	1 193 097
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	294	1 181 608
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	295	1 180 072

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	718	730 331
BURGERSFORT	GREATER TUBATSE	MPUMALANGA	719	729 286
PROVIDENTIA	NELSON MANDELA BAY	EASTERN CAPE	720	729 259
MILNERTON CENTRAL	CITY OF CAPE TOWN	WESTERN CAPE	721	729 170
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	722	728 269
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	723	727 506
BAYSVILLE	BUFFALO CITY	EASTERN CAPE	724	727 258
SASOLBURG EXT 6	METSIMAHOLO	FREE STATE	725	727 143
MAGALIESKRUIN	CITY OF TSHWANE	GAUTENG	726	727 111
SELBORNE	BUFFALO CITY	EASTERN CAPE	727	726 974
GEELHOUTPARK EXT 4	RUSTENBURG	NORTH WEST	728	726 000

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
RANDHART	EKURHULENI	GAUTENG	293	731 215
HENNOPSPARK	CITY OF TSHWANE	GAUTENG	294	731 146
EAGLE TRACE ESTATE	CITY OF JOHANNESBURG	GAUTENG	295	730 339
FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	296	730 331
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	297	728 269
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	298	727 506
MAGALIESKRUIN	CITY OF TSHWANE	GAUTENG	299	727 111
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	300	725 429
FLORAUNA	CITY OF TSHWANE	GAUTENG	301	725 027
MOREHILL EXT 2	EKURHULENI	GAUTENG	302	724 444
COUNTRY VIEW	CITY OF JOHANNESBURG	GAUTENG	303	723 851

Municipal Ranking (Sectional Scheme):

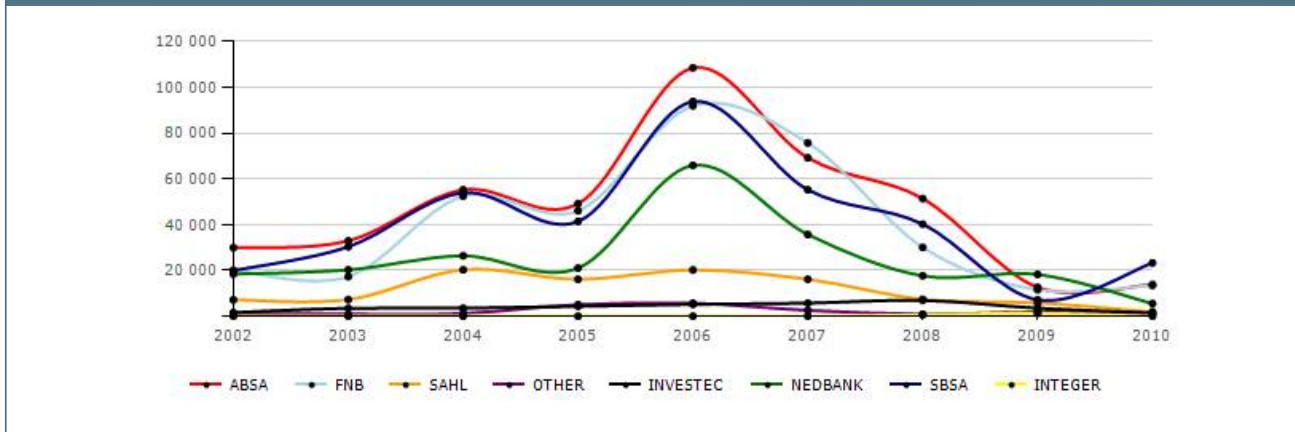
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
BLACKHEATH	CITY OF JOHANNESBURG	GAUTENG	151	732 629
MALANSHOF	CITY OF JOHANNESBURG	GAUTENG	152	732 171
EAGLE TRACE ESTATE	CITY OF JOHANNESBURG	GAUTENG	153	730 339
FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	154	730 331
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	155	728 269
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	156	727 506
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	157	725 429
COUNTRY VIEW	CITY OF JOHANNESBURG	GAUTENG	158	723 851
FORMAIN	CITY OF JOHANNESBURG	GAUTENG	159	716 000
BRAMLEY PARK	CITY OF JOHANNESBURG	GAUTENG	160	708 873
ROBINDALE	CITY OF JOHANNESBURG	GAUTENG	161	707 114

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	9	23.7	7 910	23.0	879	18	20.5	14 908	19.7	828
FNB	13	34.2	11 354	33.0	873	22	25.0	19 323	25.5	878
INVESTEC	1	2.6	1 400	4.1	1 400	3	3.4	3 470	4.6	1 157
NEDBANK	2	5.3	1 555	4.5	777	10	11.4	7 798	10.3	780
OTHER	3	7.9	2 865	8.3	955	4	4.5	3 765	5.0	941
SAHL	1	2.6	1 300	3.8	1 300	1	1.1	1 300	1.7	1 300
SBSA	9	23.7	8 019	23.3	891	30	34.1	25 230	33.3	841
Total	38	100	34 402	100	905	88	100	75 794	100	861
FURTHER ADVANCE										
ABSA	3	42.9	837	21.1	279	11	31.4	2 282	22.6	207
FNB	1	14.3	1 750	44.1	1 750	5	14.3	2 620	25.9	524
NEDBANK	1	14.3	706	17.8	706	5	14.3	1 262	12.5	252
SAHL		0.0		0.0	0	2	5.7	1 087	10.8	544
SBSA	2	28.6	675	17.0	338	12	34.3	2 856	28.3	238
Total	7	100	3 968	100	567	35	100	10 106	100	289
SWITCH IN										
ABSA	2	40.0	2 730	57.0	1 365	3	33.3	4 230	44.5	1 410
FNB	1	20.0	600	12.5	600	1	11.1	600	6.3	600
NEDBANK		0.0		0.0	0	1	11.1	710	7.5	710
SAHL	1	20.0	410	8.6	410	2	22.2	2 110	22.2	1 055
SBSA	1	20.0	1 050	21.9	1 050	2	22.2	1 860	19.6	930
Total	5	100	4 790	100	958	9	100	9 510	100	1 057
Bank Totals										
ABSA	14	28.0	11 477	26.6	820	32	24.2	21 420	22.5	669
FNB	15	30.0	13 704	31.8	914	28	21.2	22 543	23.6	805
INVESTEC	1	2.0	1 400	3.2	1 400	3	2.3	3 470	3.6	1 157
NEDBANK	3	6.0	2 261	5.2	754	16	12.1	9 769	10.2	611
OTHER	3	6.0	2 865	6.6	955	4	3.0	3 765	3.9	941
SAHL	2	4.0	1 710	4.0	855	5	3.8	4 497	4.7	899
SBSA	12	24.0	9 744	22.6	812	44	33.3	29 946	31.4	681
Total bonds registered	50	100	43 160	100	863	132	100	95 410	100	723
SWITCH OUT										
ABSA	1	20.0	235	8.0	235	3	33.3	1 276	20.6	425
FNB	3	60.0	1 822	62.0	607	3	33.3	1 822	29.4	607
INVESTEC		0.0		0.0	0	1	11.1	1 110	17.9	1 110
NEDBANK	1	20.0	880	30.0	880	1	11.1	880	14.2	880
SBSA		0.0		0.0	0	1	11.1	1 119	18.0	1 119
Total	5	100	2 937	100	587	9	100	6 206	100	690
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	100.0	200	100.0	200
Total		0		0	0	1	100	200	100	200

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Netcare - Constantia Clinic
Hospital/Clinic	Mayo Clinic
Hospital/Clinic	Cardiac Rehabilitation Centre
Hospital/Clinic	Life Healthcare - Flora Clinic - Oncology Centre
Hospital/Clinic	Helderkruid Clinic
PoliceStation	Police SAPS - Fairland
PoliceStation	Police SAPS - Roodepoort
PoliceStation	Police SAPS - Florida
PrePrimarySchool	Tiny Tots Creche
PrePrimarySchool	Clever Kids Creche
PrePrimarySchool	Little Foot Nursery School
PrePrimarySchool	Charterhouse Pre Primary School
SecondarySchool	Allen's Glen High School
ShoppingCentre	Strubensvallei Shopping Centre
ShoppingCentre	Clearwater Mall - Main Entrance
ShoppingCentre	Riverview Shopping Centre
ShoppingCentre	Clearwater Mall - Alternative Entrance
ShoppingCentre	Westrand Crossing - Alternative Entrance 2

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.