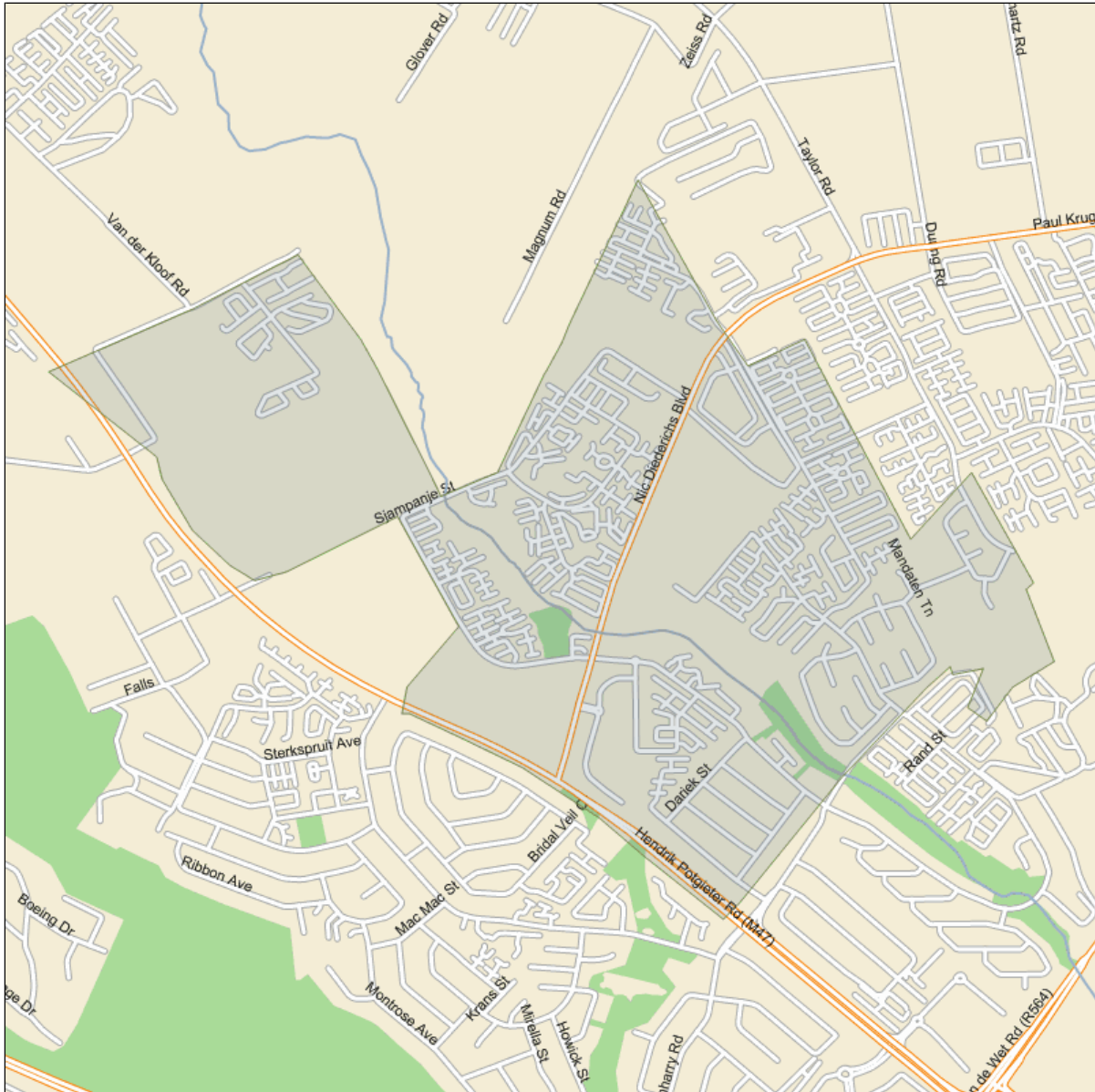


# Suburb Report

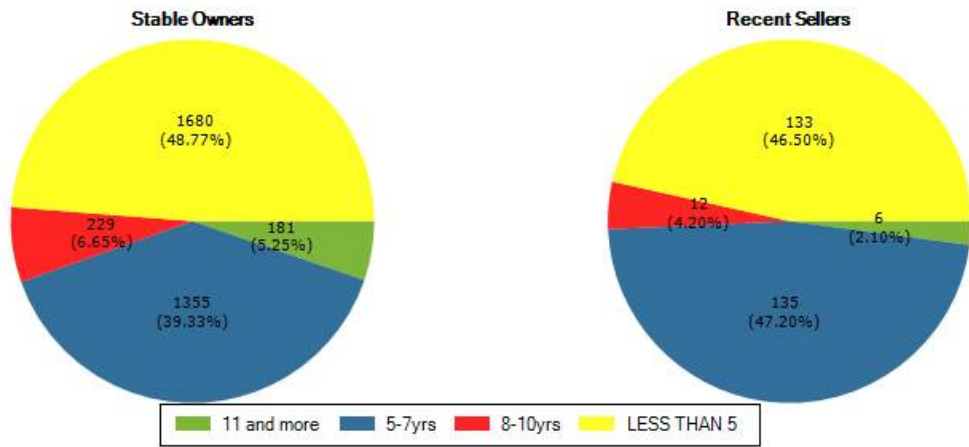
New Search

## Suburb Details

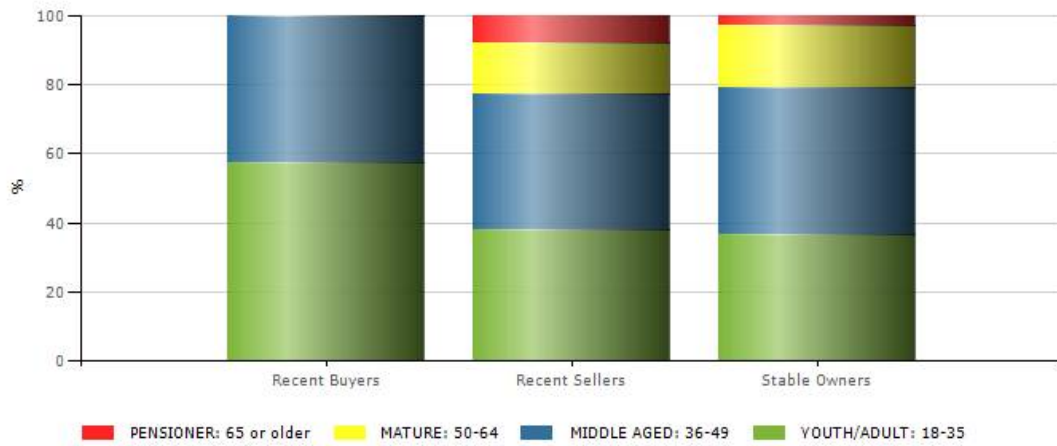
Suburb: WILGEHEUWEL  
Township: WILGEHEUWEL  
Municipality: City of Johannesburg  
Province: Gauteng



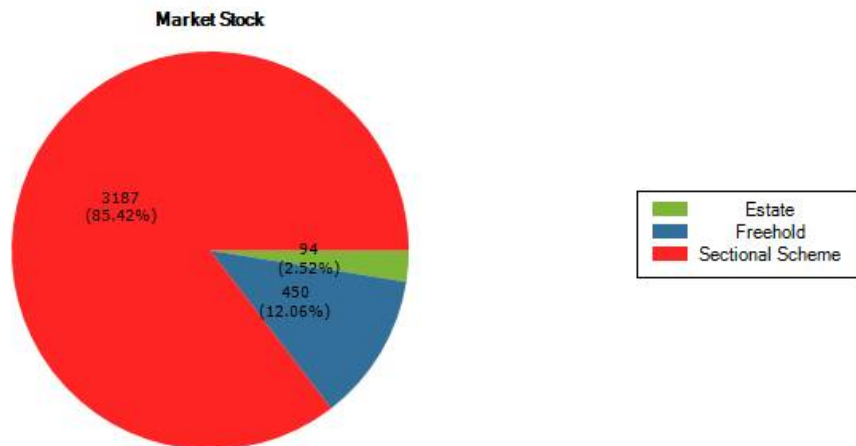
Tenure of Owners



Age of Residents



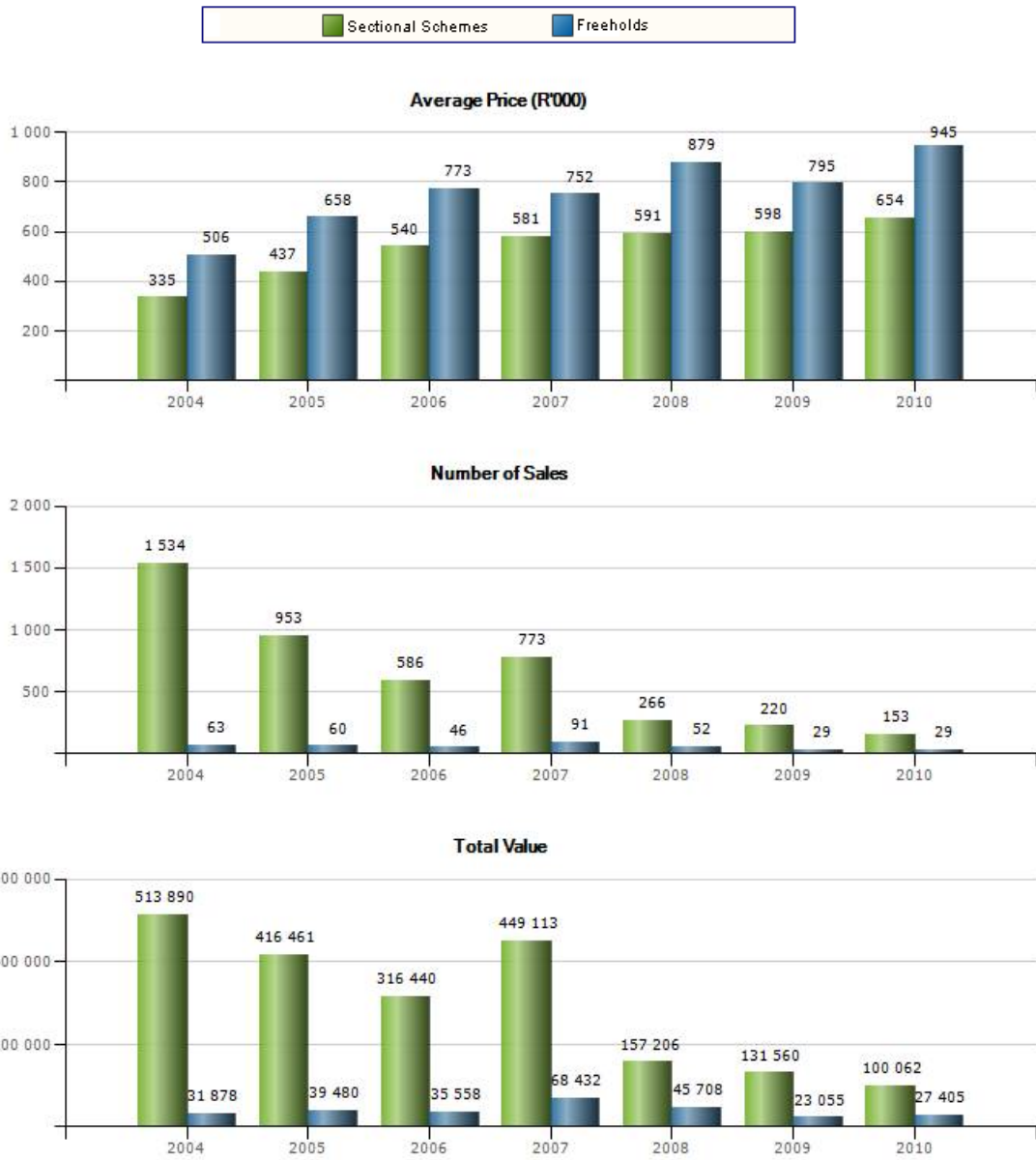
Market Stock:



## 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										
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	1	33.3	580	13.9	580
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil	1	100.0	1 900	100.0	1 900	2	66.7	3 600	86.1	1 800
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	1	100	1 900	100	1 900	3	100	4 180	100	1 393
SS										
RO - R400000	1	25.0	335	15.3	335	3	9.1	1 111	5.3	370
R400000 - R800000	3	75.0	1 849	84.7	616	30	90.9	20 049	94.7	668
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	4	100	2 184	100	546	33	100	21 160	100	641
REPEAT										
EST										
RO - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	3	60.0	2 350	51.7	783	6	60.0	4 500	52.8	750
R800000 - R1.5mil	2	40.0	2 200	48.4	1 100	4	40.0	4 023	47.2	1 006
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	5	100	4 550	100	910	10	100	8 523	100	852
FH										
RO - R400000	1	9.1	100	0.9	100	1	2.9	100	0.3	100
R400000 - R800000	3	27.3	1 760	16.1	587	10	28.6	6 305	16.7	631
R800000 - R1.5mil	6	54.6	6 445	59.1	1 074	18	51.4	18 366	48.6	1 020
R1.5mil - R3mil	1	9.1	2 600	23.8	2 600	6	17.1	12 988	34.4	2 165
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	11	100	10 905	100	991	35	100	37 759	100	1 079
SS										
RO - R400000	4	7.4	1 495	4.3	374	18	8.8	5 659	4.3	314
R400000 - R800000	40	74.1	24 602	70.3	615	147	72.1	90 578	69.3	616
R800000 - R1.5mil	10	18.5	8 882	25.4	888	39	19.1	34 414	26.3	882
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	54	100	34 979	100	648	204	100	130 651	100	640
Totals Per Price band										
RO - R400000	6	8.0	1 930	3.5	322	22	7.7	6 870	3.4	312
R400000 - R800000	49	65.3	30 561	56.1	624	194	68.1	122 012	60.3	629
R800000 - R1.5mil	18	24.0	17 527	32.1	974	61	21.4	56 803	28.1	931
R1.5mil - R3mil	2	2.7	4 500	8.3	2 250	8	2.8	16 588	8.2	2 074
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	75	100	54 518	100	727	285	100	202 273	100	710

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
MEYERSPARK	CITY OF TSHWANE	GAUTENG	1439	1 056 039
ADMIRALS PARK	CITY OF CAPE TOWN	WESTERN CAPE	1440	1 055 278
BOSONIA	CITY OF CAPE TOWN	WESTERN CAPE	1441	1 055 000
DEL JUDOR	EMALAHLENI	MPUMALANGA	1442	1 054 540
WEST RIDING	ETHEKWINI	KWAZULU NATAL	1443	1 054 160
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	1444	1 053 638
DEL JUDOR EXT 1	EMALAHLENI	MPUMALANGA	1445	1 053 618
MIRAMAR	NELSON MANDELA BAY	EASTERN CAPE	1446	1 051 862
EASTERN	GEORGE	WESTERN CAPE	1447	1 051 766
RIEBEEK KASTEEL	SWARTLAND	WESTERN CAPE	1448	1 050 760
CRAWFORD	CITY OF CAPE TOWN	WESTERN CAPE	1449	1 049 158

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
MONDEOR	CITY OF JOHANNESBURG	GAUTENG	662	1 060 153
GORDONS VIEW	EKURHULENI	GAUTENG	663	1 060 000
SALIESHOEK	CITY OF TSHWANE	GAUTENG	664	1 057 273
PRESIDENTSDAM	EKURHULENI	GAUTENG	665	1 057 097
MEYERSPARK	CITY OF TSHWANE	GAUTENG	666	1 056 039
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	667	1 053 638
QUEENSWOOD	CITY OF TSHWANE	GAUTENG	668	1 045 569
ISANDOVALE	EKURHULENI	GAUTENG	669	1 045 436
EDENVALE	EKURHULENI	GAUTENG	670	1 042 242
SYBRAND VAN NIEKERK PARK	MIDVAAL	GAUTENG	671	1 042 000
LINMEYER	CITY OF JOHANNESBURG	GAUTENG	672	1 040 241

## Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
PRINCESS AH	CITY OF JOHANNESBURG	GAUTENG	322	1 069 231
BERGBRON	CITY OF JOHANNESBURG	GAUTENG	323	1 067 484
RAND LEASES 1	CITY OF JOHANNESBURG	GAUTENG	324	1 065 000
POTCH OLD BOYS SPORTS CLUB	CITY OF JOHANNESBURG	GAUTENG	325	1 064 390
MONDEOR	CITY OF JOHANNESBURG	GAUTENG	326	1 060 153
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	327	1 053 638
LINMEYER	CITY OF JOHANNESBURG	GAUTENG	328	1 040 241
BROMHOF	CITY OF JOHANNESBURG	GAUTENG	329	1 018 117
RIDGEWAY	CITY OF JOHANNESBURG	GAUTENG	330	1 017 488
WESTDENE	CITY OF JOHANNESBURG	GAUTENG	331	1 017 098
ROBERTSHAM	CITY OF JOHANNESBURG	GAUTENG	332	1 002 806

## National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
GLENSAN	CITY OF JOHANNESBURG	GAUTENG	839	671 593
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	840	671 242
NORTHWOLD	CITY OF JOHANNESBURG	GAUTENG	841	671 053
GEELHOUTPARK EXT 6	RUSTENBURG	NORTH WEST	842	670 908
MIDRIDGE PARK	CITY OF JOHANNESBURG	GAUTENG	843	670 774
MEYERSPARK	CITY OF TSHWANE	GAUTENG	844	669 847
WILLOW PARK MANOR	CITY OF TSHWANE	GAUTENG	845	667 899

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	362	671 242
NORTHWOLD	CITY OF JOHANNESBURG	GAUTENG	363	671 053
MIDRIDGE PARK	CITY OF JOHANNESBURG	GAUTENG	364	670 774
MEYERSPARK	CITY OF TSHWANE	GAUTENG	365	669 847
WILLOW PARK MANOR	CITY OF TSHWANE	GAUTENG	366	667 899
RYNFIELD	EKURHULENI	GAUTENG	367	667 689

## Municipal Ranking (Sectional Scheme):

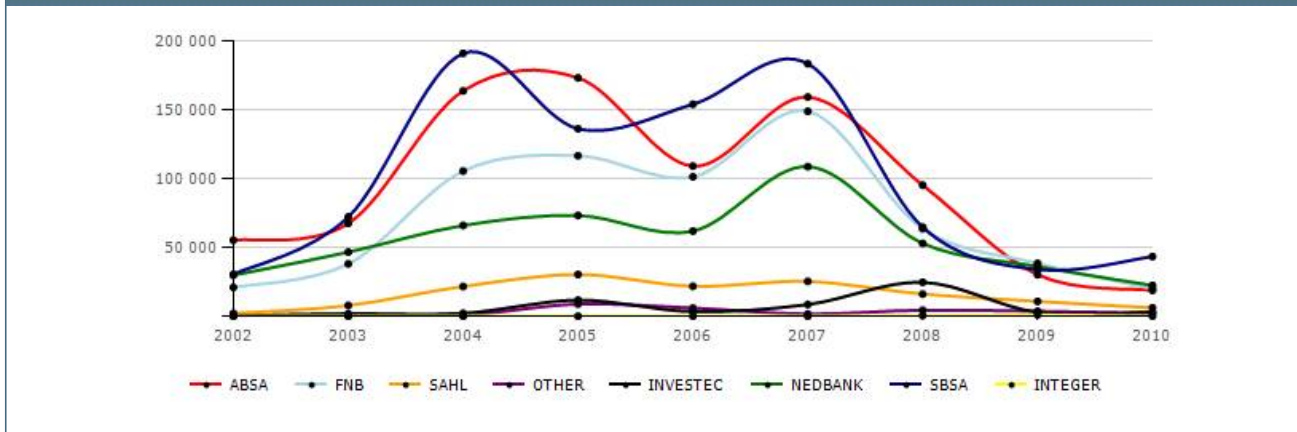
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
FLORIDA HILLS	CITY OF JOHANNESBURG	GAUTENG	176	680 125
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	177	678 793
SAVOY ESTATE	CITY OF JOHANNESBURG	GAUTENG	178	677 181
RISIDALE	CITY OF JOHANNESBURG	GAUTENG	179	672 353
GLENSAN	CITY OF JOHANNESBURG	GAUTENG	180	671 593
WILGEHEUWEL	CITY OF JOHANNESBURG	GAUTENG	181	671 242
NORTHWOLD	CITY OF JOHANNESBURG	GAUTENG	182	671 053
MIDRIDGE PARK	CITY OF JOHANNESBURG	GAUTENG	183	670 774
DORELAN	CITY OF JOHANNESBURG	GAUTENG	184	667 000
ZANDSPRUIT	CITY OF JOHANNESBURG	GAUTENG	185	663 036
ALLENS NEK	CITY OF JOHANNESBURG	GAUTENG	186	662 557

## 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
<b>Bond data</b>										
<b>ORDINARY LOAN</b>										
ABSA	11	15.9	7 068	15.2	643	54	20.9	29 472	18.1	546
FNB	11	15.9	6 385	13.7	580	57	22.1	33 336	20.5	585
INVESTEC	3	4.4	2 290	4.9	763	8	3.1	6 220	3.8	778
NEDBANK	16	23.2	12 258	26.3	766	44	17.1	29 669	18.3	674
OTHER	2	2.9	1 625	3.5	813	5	1.9	3 875	2.4	775
SAHL	7	10.1	4 080	8.8	583	10	3.9	6 750	4.2	675
SBSA	19	27.5	12 842	27.6	676	80	31.0	53 134	32.7	664
<b>Total</b>	<b>69</b>	<b>100</b>	<b>46 548</b>	<b>100</b>	<b>675</b>	<b>258</b>	<b>100</b>	<b>162 455</b>	<b>100</b>	<b>630</b>
<b>FURTHER ADVANCE</b>										
ABSA	7	38.9	1 255	35.6	179	23	39.7	4 027	36.9	175
FNB	2	11.1	650	18.5	325	3	5.2	934	8.6	311
NEDBANK	1	5.6	49	1.4	49	7	12.1	1 531	14.0	219
OTHER	1	5.6	200	5.7	200	1	1.7	200	1.8	200
SAHL	1	5.6	200	5.7	200	3	5.2	600	5.5	200
SBSA	6	33.3	1 167	33.1	195	21	36.2	3 622	33.2	172
<b>Total</b>	<b>18</b>	<b>100</b>	<b>3 522</b>	<b>100</b>	<b>196</b>	<b>58</b>	<b>100</b>	<b>10 914</b>	<b>100</b>	<b>188</b>
<b>SWITCH IN</b>										
ABSA		0.0		0.0	0	1	9.1	450	5.6	450
FNB		0.0		0.0	0	2	18.2	1 076	13.4	538
NEDBANK	2	50.0	1 011	34.7	505	3	27.3	1 661	20.6	554
SAHL	1	25.0	1 100	37.8	1 100	3	27.3	3 300	41.0	1 100
SBSA	1	25.0	800	27.5	800	2	18.2	1 565	19.4	783
<b>Total</b>	<b>4</b>	<b>100</b>	<b>2 911</b>	<b>100</b>	<b>728</b>	<b>11</b>	<b>100</b>	<b>8 051</b>	<b>100</b>	<b>732</b>
<b>Bank Totals</b>										
ABSA	18	19.8	8 323	15.7	462	78	23.9	33 949	18.7	435
FNB	13	14.3	7 035	13.3	541	62	19.0	35 346	19.5	570
INVESTEC	3	3.3	2 290	4.3	763	8	2.4	6 220	3.4	778
NEDBANK	19	20.9	13 319	25.1	701	54	16.5	32 861	18.1	609
OTHER	3	3.3	1 825	3.4	608	6	1.8	4 075	2.2	679
SAHL	9	9.9	5 380	10.2	598	16	4.9	10 650	5.9	666
SBSA	26	28.6	14 809	28.0	570	103	31.5	58 320	32.1	566
<b>Total bonds registered</b>	<b>91</b>	<b>100</b>	<b>52 980</b>	<b>100</b>	<b>582</b>	<b>327</b>	<b>100</b>	<b>181 420</b>	<b>100</b>	<b>555</b>
<b>SWITCH OUT</b>										
ABSA	2	50.0	1 366	50.7	683	4	36.4	2 381	34.9	595
FNB	1	25.0	551	20.5	551	1	9.1	551	8.1	551
NEDBANK		0.0		0.0	0	2	18.2	1 698	24.9	849
SBSA	1	25.0	775	28.8	775	4	36.4	2 189	32.1	547
<b>Total</b>	<b>4</b>	<b>100</b>	<b>2 692</b>	<b>100</b>	<b>673</b>	<b>11</b>	<b>100</b>	<b>6 819</b>	<b>100</b>	<b>620</b>
<b>BONDS CANCELLED</b>										
FNB		0.0		0.0	0	1	100.0	300	100.0	300
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>100</b>	<b>300</b>	<b>100</b>	<b>300</b>

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Helderkruin Clinic
Hospital/Clinic	Netcare - Constantia Clinic
Hospital/Clinic	Life Healthcare - Nite Doc (Medgate)
PoliceStation	Police SAPS - Honeydew
PrePrimarySchool	The Beehive Nursery School
PrePrimarySchool	Little Foot Nursery School
PrePrimarySchool	Clever Kids Creche
PrePrimarySchool	Tiny Tots Creche
PrePrimarySchool	Charterhouse Pre Primary School
ShoppingCentre	Westrand Crossing - Alternative Entrance 1
ShoppingCentre	Westrand Crossing Shopping Centre
ShoppingCentre	Westrand Crossing - Alternative Entrance 2
ShoppingCentre	Riverview Shopping Centre
ShoppingCentre	Cascades 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.