

EMPRESS
KENSINGTON
JOHANNESBURG
04 October, 2023



LUCID

PROPERTY REPORT

PROPERTY DETAILS

Property Details

Province	GAUTENG	Town	JOHANNESBURG
Suburb	KENSINGTON	Extension	KENSINGTON
Street Name	EMPRESS	Street Number	
Erf	452	Portion	
Current Owner		Date Purchased	2017-07-24
Purchase Amount	R 950 000.00	Coordinates	28.0795480, -26.1993570
Municipality	GAUTENG	Stand Size	495

Municipal Valuation

Municipal Valuation Date	Municipal Valuation Amount
2018-07-01	1 020 000.00

Automated Valuation

Prediction (R)	Prediction Low	Prediction High	Safety (%)	Confidence
1 300 000.00	1 235 000.00	1 365 000.00	70	80

The Predicted Value is derived from our automated valuation models (AVM). We use the latest artificial intelligence and machine learning technologies to calculate the property's market value. We use vast data sets to derive the value e.g. Deeds Office information, municipal information, property tax information, sales histories of the property and suburb, inflation rates and other economic indicators and user-submitted data: such as details about the home (bedrooms, bathrooms, home age, etc.). Our AVM is used by real estate agents, banks and insurers in South Africa. This guarantees the accuracy of our valuation.

OWNER & BOND DETAILS

Owner Details

Name of Current Owner	ID Number	Mobile Number	Home Number	Work Number	Email
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Bond Account

Bond Account	
Date Account Opened	2017-10-13
Name Of Bank	Absa Home Loans
Bond Amount	R 855 000.00
Balance	R 779 474.00
Instalment	R 7 067.00
Arrears	0
Account Status	Active
Account Status Date	2022-06-28

Sale Potential

Bond Equity	Market Equity	Sale Likelihood
R75 526.00 (8.83%)	R520 526.00 (60.88%)	Average

Bond Equity - reflects the amount that the owner has paid off, against the original home loan amount. This amount reflects the profit the owner can realize, if they sell their property for the original value they purchased it, after settling the outstanding home loan balance. (credit limit subtract current balance divided by credit limit)

Market Equity - reflects the profit the owner can realize, if they sell their property for the value that we predict the home is currently worth, after settling the outstanding home loan balance.

Sale Likelihood - reflects our view, on the seller's likelihood to put their property up for sale, based on the profit they can realize against the prevailing market conditions.

TRANSFER HISTORY

Transfer History

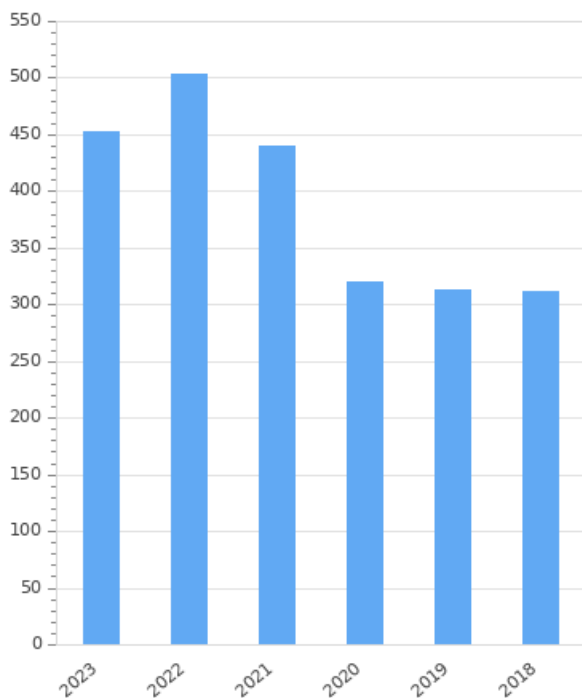
Buyer	BuyerID	Seller	SellerID	Title Deed #	Sale Date	Transfer Date	Purchase Amount (R)	Bond Amount (R)	Bond Holder	Bond Number
					2017-07-24	2017-10-31	950 000.00	0.00		B104828/2007
					2017-07-24	2017-10-31	950 000.00	0.00	A B S A HOME LOANS GUARANTEE CO	B23342/2017
					2017-07-24	2017-10-31	950 000.00	0.00		B84053/2006
					2017-07-24	2017-10-31	950 000.00	0.00		B8487/2004
RAHIMA SHAIK	6007010181088	SAMODIEN STEGMANN	4909055106080	T29725/1998	2003-10-21	2004-02-25	330 000.00	0.00	STANDARD BANK OF SOUTH AFRICA LTD	B104828/2007
SAMODIEN STEGMANN	4909055106080	N/A	N/A	T30496/1987	1998-01-17	1998-04-24	175 000.00	0.00		
SHANAAZ STEGMANN	7504100192081	N/A	N/A	T30496/1987	1998-01-17	1998-04-24	175 000.00	0.00		

SUBURB SUMMARY

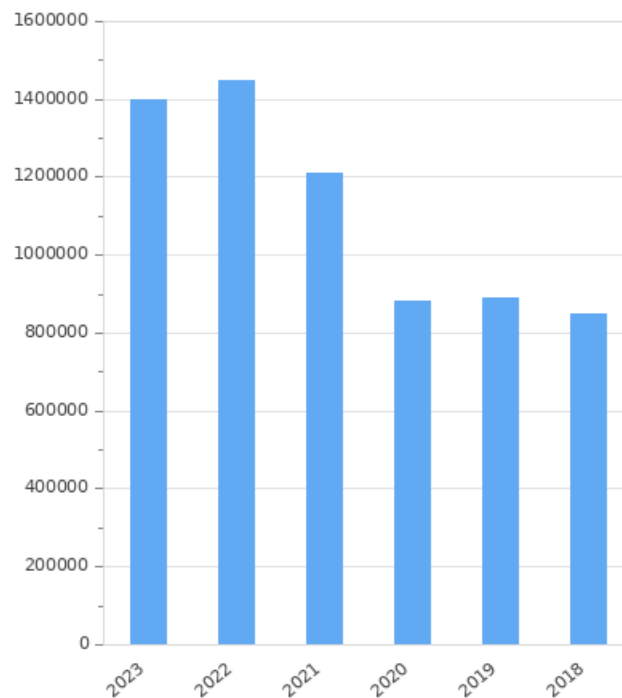
Suburb Summary

Year	Number Of Sales	Total Value (R)	Highest Value (R)	Lowest Value (R)	Average Value (R)	Median Value (R)
2023	453	99 999 999.99	11 199 950.00	250 000.00	1 451 402.00	1 400 000.00
2022	503	99 999 999.99	24 000 000.00	270 000.00	1 560 946.00	1 450 000.00
2021	440	99 999 999.99	3 900 000.00	250 000.00	1 273 031.00	1 210 000.00
2020	320	99 999 999.99	5 600 000.00	200 000.00	974 117.00	880 000.00
2019	313	99 999 999.99	5 600 000.00	200 000.00	967 358.00	890 000.00
2018	311	99 999 999.99	8 739 634.00	200 000.00	1 069 792.00	850 000.00

of Sales



Median Value

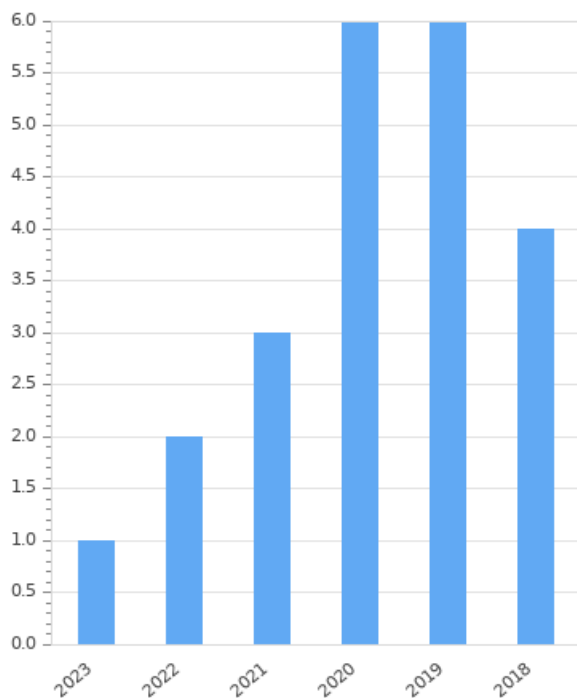


STREET SUMMARY

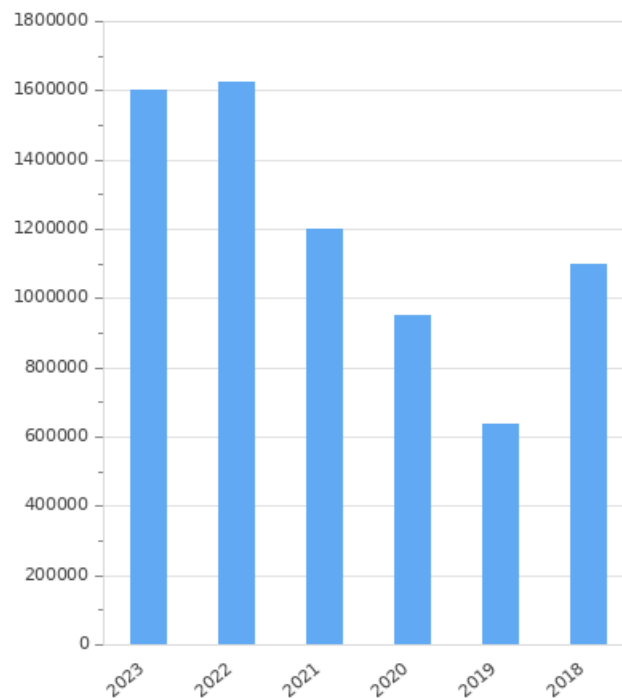
Street Summary

Year	Number Of Sales	Total Value (R)	Highest Value (R)	Lowest Value (R)	Average Value (R)	Median Value (R)
2023	1	1 600 000.00	1 600 000.00	1 600 000.00	1 600 000.00	1 600 000.00
2022	2	3 250 000.00	1 900 000.00	1 350 000.00	1 625 000.00	1 625 000.00
2021	3	3 545 000.00	1 210 000.00	1 135 000.00	1 181 666.00	1 200 000.00
2020	6	7 525 000.00	2 025 000.00	800 000.00	1 254 166.00	950 000.00
2019	6	4 208 748.00	1 200 000.00	308 748.00	701 458.00	637 500.00
2018	4	4 602 000.00	1 557 000.00	850 000.00	1 150 500.00	1 097 500.00

of Sales



Median Value



SALES SUMMARY

Closest Sales Summary

Property Name	Street Address	Date Purchase	Purchase Amount (R)	Sqm	Rand Sqm (R)	Distance (Km)
Full Title	34A DORIS STREET, KENSINGTON	2023-05-29	1 100 000.00	495	2 222.22	0.18
Full Title	34 DORIS STREET, KENSINGTON	2023-05-29	1 100 000.00	495	2 222.22	0.20
Full Title	1 BENBOW STREET, KENSINGTON	2023-06-22	1 050 000.00	495	2 121.21	0.37
Full Title	15 KENSINGTON LANE, KENSINGTON	2023-02-17	550 000.00	495	1 111.11	0.40
Full Title	16 BLENHEIM STREET, KENSINGTON	2023-02-17	550 000.00	495	1 111.11	0.43
Full Title	44 BLENHEIM STREET, KENSINGTON	2023-05-23	1 450 000.00	495	2 929.29	0.50
Full Title	10 DASHER STREET, KENSINGTON	2023-03-27	916 000.00	357	2 565.83	0.52
Full Title	38 JUMPERS STREET, JEPPESTOWN	2023-06-04	1 050 000.00	248	4 233.87	0.59
Full Title	536 MARSHALL STREET, JEPPESTOWN	2023-06-04	1 050 000.00	248	4 233.87	0.60
Full Title	94 ROBERTS AVENUE, KENSINGTON	2023-06-05	1 125 000.00	495	2 272.73	0.61
Full Title	36 JUMPERS STREET, JEPPESTOWN	2023-06-04	1 050 000.00	495	2 121.21	0.61
Full Title	96 ROBERTS AVENUE, KENSINGTON	2023-06-05	1 125 000.00	495	2 272.73	0.62
Full Title	27 JUNO STREET, KENSINGTON	2023-07-10	1 400 000.00	753	1 859.23	0.80
Full Title	1 NOURSE STREET, TROYEVILLE	2023-04-11	980 000.00	495	1 979.80	0.95
Full Title		2022-03-29	63 475 973.00	465	136 507.47	0.97

SALES SUMMARY

Full Title		2022-03-29	63 475 973.00	77	824 363.29	0.98
Full Title		2022-03-29	63 475 973.00	447	142 004.41	0.99
Full Title		2022-03-29	63 475 973.00	534	118 868.86	0.99
Full Title		2022-03-29	63 475 973.00	447	142 004.41	1.00
Full Title		2022-03-29	63 475 973.00	447	142 004.41	1.00

SUBURB AMENITIES

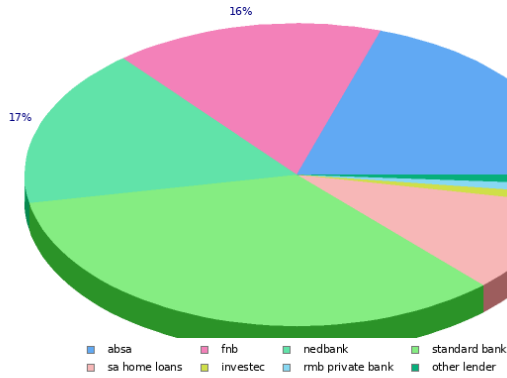
Suburb Amenities

Name	Type	Distance (Km)
Adega - do Monge	Seafood Restaurant	0.08
Latino Guesthouse	Bed And Breakfast	0.15
Jeppe Boys' High School	Secondary School	0.20
Lion House	Historic Site	0.22
Facade - Jeppe High School for Boys	Historic Site	0.27
Samye Dzung Tibetan Buddhist Centre	Eastern	0.28
Kensington Ridge Flats	Flats	0.31
Jeppe Higher Preparatory School	Primary School	0.42
Place of Worship	Unknown Religion	0.46
Glen Oaks Primary School	Primary School	0.46

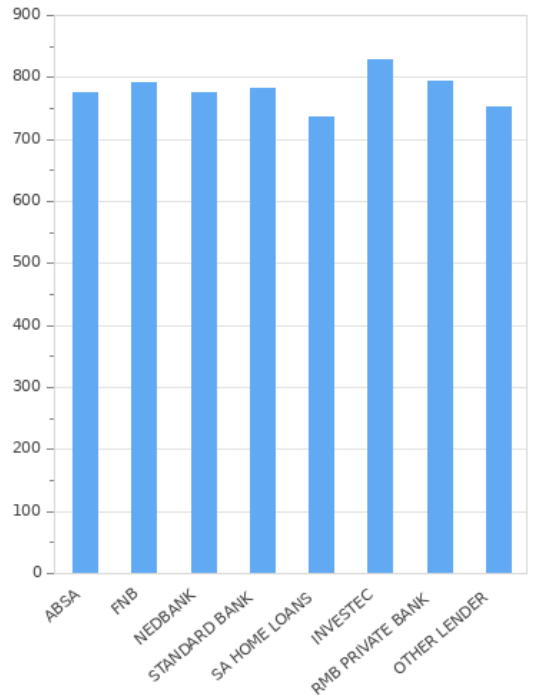
SUBURB DATA

Bank Profile in Suburb

Bank Market Share

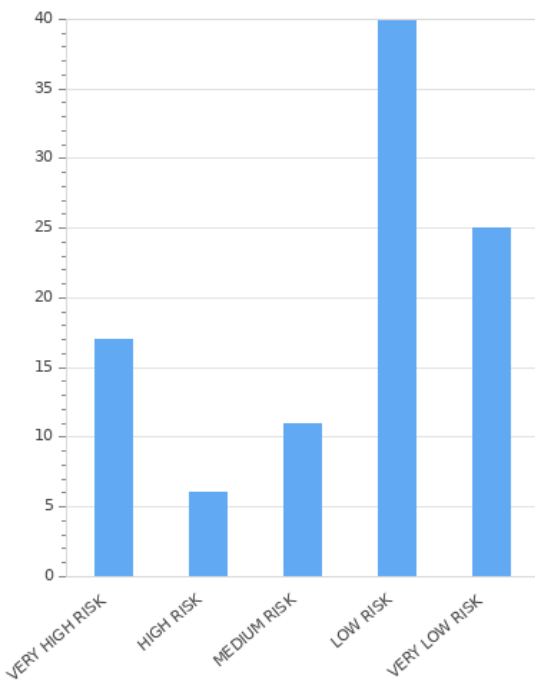


Average Credit Score by Bank

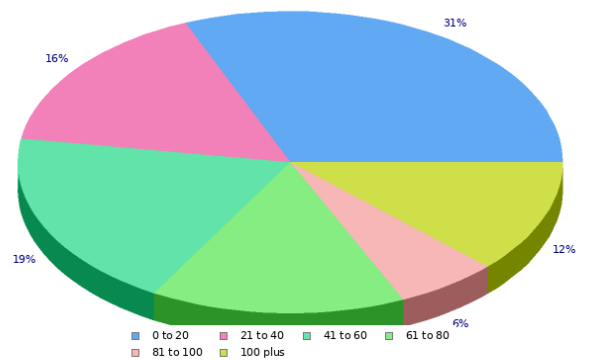


Credit Profile in Suburb

Credit Risk Profile



Indebtedness Index



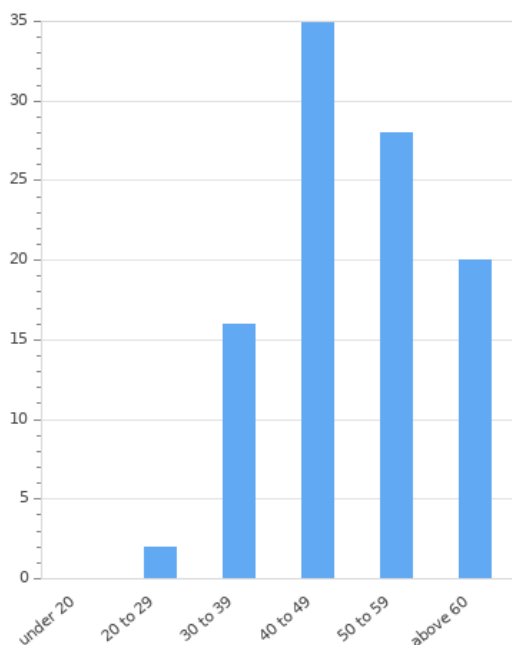
SUBURB DATA

Average Income

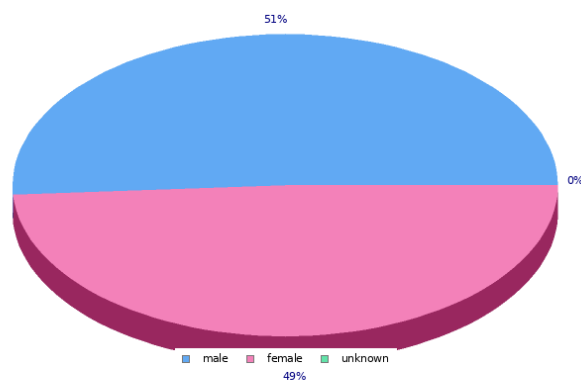
R 26 096.00

Owner Profile in Suburb

Age Demographic



Gender



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