

Property Report

Josephine During Real Estate



Client: Josephine During Real Estate

User: John During

Tracking #: blueprint_prop:20220801103246

Report Date: 2022/08/01

Report #: 52500417

Property Details

Property Type:	FARM	Legal Description:	Ptn 254 [PTN 171] Farm 2170 SPRING VALE Reg Div: FS KWAZULU NATAL
Province:	KWAZULU NATAL	Municipality:	Mpofana
Registration Division:	FS	Erf #:	2170
Farm Name:	SPRING VALE	Portion #:	254
Suburb:	ROSETTA	Street:	Not Available
Street #:	Not Available	Last Sales Price:	R 450 000
Last Sales Date:	20151007	Coordinates (Lat\ Long):	Google Maps: -29.3024, 29.9686 Street View
Land Size (Registered):	4086 m ²	SG Code:	N0FS00000000217000254
Land Size (Cadastral):	4390 m ²		
Estimate Size Under Roof:	Not Available		

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
DURING JOHN CRAIGE	7205235056080	T36566/2015		Not Available

Imagery





	Street Address	Township	Farm Name	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1	ROSETTA	FS	SPRING VALE	2170 325	20210901	20211104	R 325 000	2004 m ²	R 162	153	<input checked="" type="checkbox"/>	-	-	-	-
2	ROSETTA	FS	SPRING VALE	2170 242	20210115	20210317	R 320 000	2702 m ²	R 118	904	<input checked="" type="checkbox"/>	-	-	-	-
3	ROSETTA	FS	SPRING VALE	2170 243	20200124	20200228	R 900 000	2918 m ²	R 308	585	<input checked="" type="checkbox"/>	1	0.0	-	174
4	ROSETTA	FS	SPRING VALE	2170 244	20200124	20200228	R 900 000	2918 m ²	R 308	629	<input checked="" type="checkbox"/>	-	-	-	-
	Offer to purchase														

Comparable Valuation

Comparable Average Sales Price: R 611 250

Municipal Valuation



Municipal Valuation: R 600 000
Rating Period: Not Available
Usage Category: RESIDENTIAL

Year of Valuation: 2018
Estimated Monthly Rates: Not Available
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

No bonds registered on the selected property

Other Endorsements

No endorsements info on the selected property.

Servitudes



No servitudes info on the selected property.

Transfer History



Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
PRIVATE PERSON	TRUST	20151118	20151007	R 450 000	T36566/2015
TRUST	PRIVATE PERSON	20120329	20111211	R 250 000	T8464/2012
PRIVATE PERSON	PRIVATE PERSON	20021120	20020806	R 365 000	T66482/2002

Transfer Summary for past 3 months

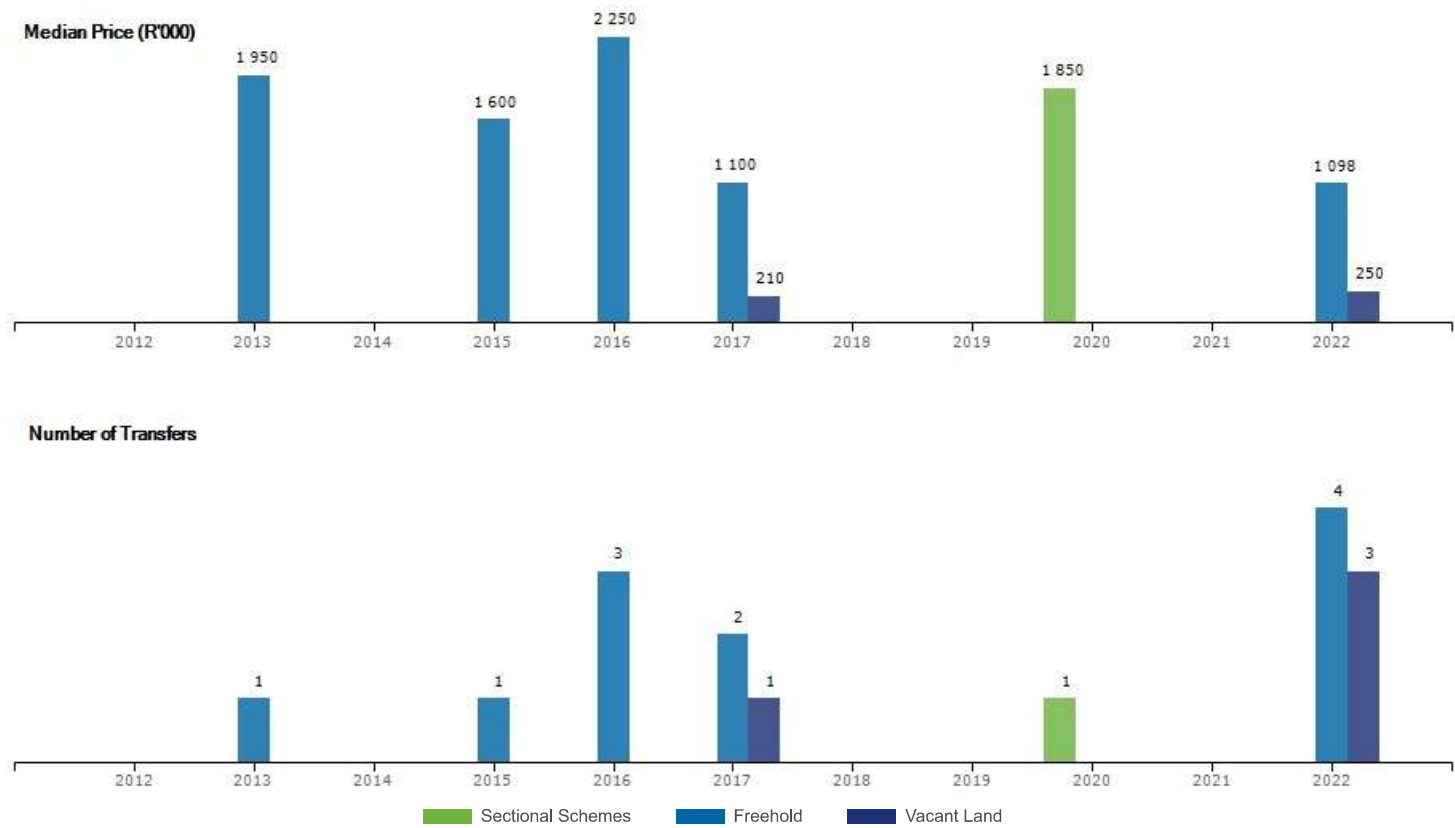
Max Transfer in the Suburb:	R 895 000	Min Transfer in Suburb:	R 205 000	Total Transfers:	4
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Street Transfer History



No transfers were returned for the selected property's street, or no street details exist.

Suburb Trends - ROSETTA



Amenities



Amenity	Type	Distance (km)
Sibonokuhle Primary School	PrimarySchool	1.14 km
Nottingham Combined School	SecondarySchool	4.45 km

Disclaimer

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