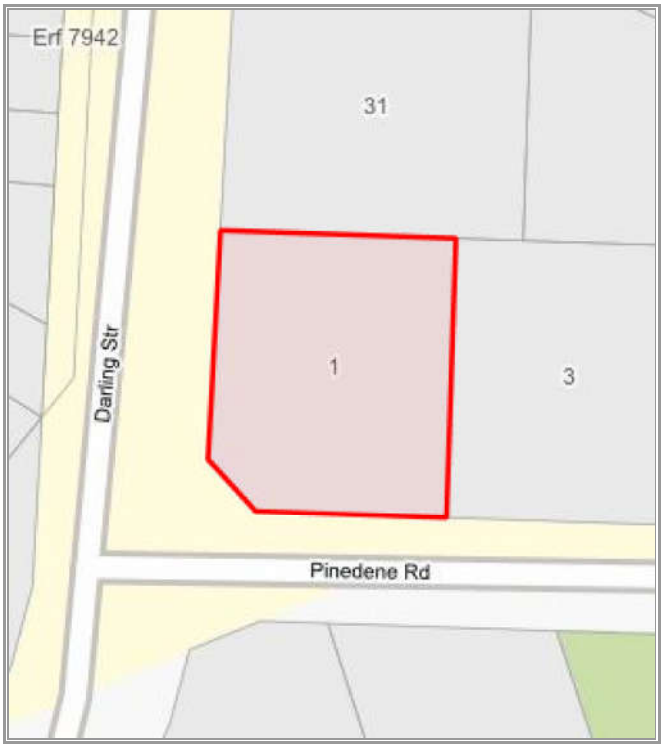
Atlantic Seaboard Realty - V&A Waterfront

Godelieve Koelma

E-mail: liv@asrealty.co.za
Cell: 083 552 5958

Tel: 083 552 5958
Fax: 086 574 6517



PROPERTY INFORMATION	
Erf	3094
Township	HOUT BAY
Address	1 PINEDENE ROAD HOUT BAY - SCOTT ESTATE
GPS	18.362452°E 34.043707°S
Extent	923 m²
Cadastral extent	923 m²
Usage	Residential
Type	House
Zoning	SR1
Zoning Desc	Single Residential 1 : Conventional Housing

RATE PAYER	
Name	Unknown
Postal Address	Unknown

MUNICIPAL VALUATION	
Total Value	R 4 600 000
Valuation Year	2015
Rates Estimate	R 2 623.13 per month

SALE INFORMATION			
Owner	JEANNEAU ALAIN YVES VINCENT ; JEANNEAU NATHALIE MONIQUE	**Title Deed**	T47452/2009
ID no	701102 ; 691013	**Bond Holder**	FIRSTRAND BANK LTD
Sale Price	R 3 000 000	**Bond Amount**	R 1 200 000
Sale Date	2009/04/30	**Sale Type**	PRIVATE TREATY
Registered	2009/09/21		

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ACCOMMODATION							
Condition	Avg	**Age**	28	**Building Extent**	218 m²		
Bed Rooms	3	**Reception Rooms**	3	**Alarm**	-	**Perim Security**	-
Bath Rooms	3	**En Suite**	-	**Pool**	Yes	**Tennis Court**	-
Study	-	**Domestic Accom.**	-	**Garden**	-	**Sprinkler System**	-
Garages	2	**P Bays/C Ports**	-	**Borehole**	-	**Outside Accom.**	-
Special Features	0 30sqm garage.					Larger than average home	

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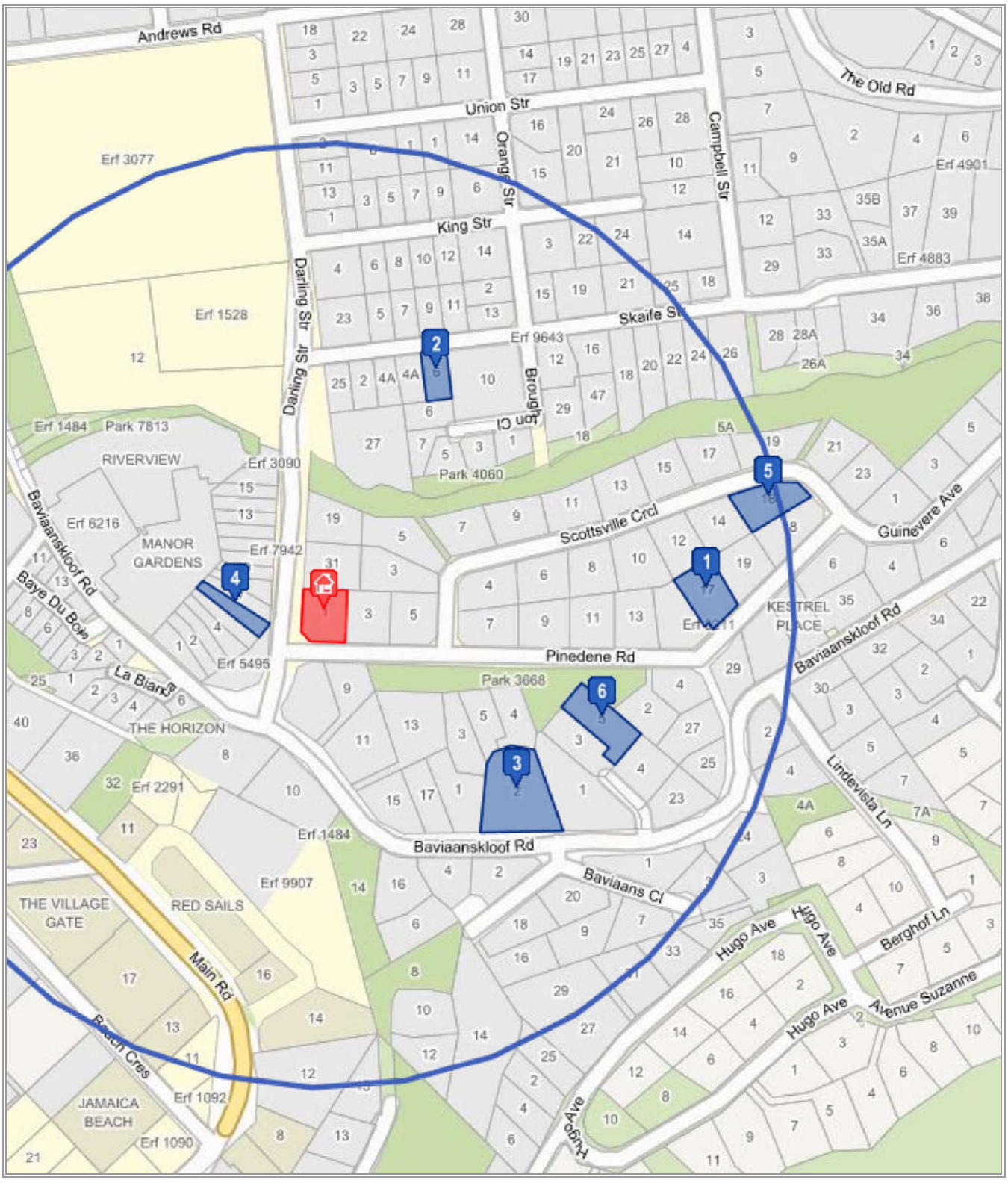
Properties included for Comparative Market Analysis



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CMA - Comparative Market Analysis

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		3094	1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	923 m²	2009/04/30	R 3 000 000
COMPARATIVE PROPERTIES								
1	244 m	3111	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE			978 m²	2018/05/25	R 5 200 000
2	168 m	4058	6 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	2 Dwelling Res		519 m²	2018/05/14	R 1 710 000
3	167 m	3674	2 BAMBOO LANE, HOUT BAY - SCOTT ESTATE	Residential	House	2 166 m²	2018/02/27	R 4 200 000
4	57 m	5501	6 BROUGHTON MEWS, HOUT BAY - SCOTT ESTATE	Residential	DS Twnhse	435 m²	2017/04/27	R 3 500 000
5	292 m	3108	16 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	Residential		913 m²	2017/03/03	R 3 300 000
6	189 m	3671	5 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE	Residential	House	1 059 m²	2017/02/07	R 3 300 000

CMA Value **R 4 286 000** as at 2019/03/08

Lower Range: R 2 630 000
Middle Range: R 3 809 000
Upper Range: R 4 788 000

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CMA - Comparative Properties

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		3094	1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	923 m²	2009/04/30	R 3 000 000
COMPARATIVE PROPERTIES								
1	244 m	3111	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE			978 m²	2018/05/25	R 5 200 000
2	168 m	4058	6 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	2 Dwelling Res		519 m²	2018/05/14	R 1 710 000
3	167 m	3674	2 BAMBOO LANE, HOUT BAY - SCOTT ESTATE	Residential	House	2 166 m²	2018/02/27	R 4 200 000
4	57 m	5501	6 BROUGHTON MEWS, HOUT BAY - SCOTT ESTATE	Residential	DS Twnhse	435 m²	2017/04/27	R 3 500 000
5	292 m	3108	16 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	Residential		913 m²	2017/03/03	R 3 300 000
6	189 m	3671	5 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE	Residential	House	1 059 m²	2017/02/07	R 3 300 000

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CMA - Comparative Municipal Valuation

	Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Municipal Valuation	Valuation Year
SUBJECT PROPERTY								
	3094	1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	923 m²	218 m²	R 4 600 000	2015
COMPARATIVE PROPERTIES								
1	3111	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE			978 m²	156 m²	R 3 500 000	2015
2	4058	6 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	2 Dwelling Res		519 m²	96 m²	R 3 500 000	2015
3	3674	2 BAMBOO LANE, HOUT BAY - SCOTT ESTATE	Residential	House	2 166 m²	250 m²	R 6 000 000	2015
4	5501	6 BROUGHTON MEWS, HOUT BAY - SCOTT ESTATE	Residential	DS Twnhse	435 m²	149 m²	R 2 800 000	2015
5	3108	16 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	Residential		913 m²	295 m²	R 5 600 000	2015
6	3671	5 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE	Residential	House	1 059 m²	149 m²	R 3 500 000	2015

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CMA - Comparative Accommodation

	Address	Erf Extent	Build Extent	Age	Cond	Bed Rooms	Reception Rooms	Study	Bath Rooms	En Suite	Domestic Accom	Garages	P Bays / C Ports	Alarm	Perimeter Security	Pool	Tennis Court	Garden	Sprinkler System	Borehole	Outside Accom
SUBJECT PROPERTY																					
	1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	923 m²	218 m²	28	Avg	3	3		3			2				Y					
COMPARATIVE PROPERTIES																					
1	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	978 m²	156 m²	31	Good	4	2		2	1		2	4	Y	Y	Y		Y			
2	6 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	519 m²	96 m²	24	Remod	3			1												
3	2 BAMBOO LANE, HOUT BAY - SCOTT ESTATE	2 166 m²	250 m²	37	Good	4	2		2	1	1	3				Y		Y			
4	6 BROUGHTON MEWS, HOUT BAY - SCOTT ESTATE	435 m²	149 m²	23	Good	3	2		2	1		1	1	Y	Y			Y	Y		
5	16 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	913 m²	295 m²	31	Good	5	3		3	2		3				Y					Y
6	5 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE	1 059 m²	149 m²	20	Good	2	2		2			1	1	Y				Y			

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8 most recent sales in "PINEDENE ROAD"

Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Last Sale Date	Last Sale	R/m²
3111	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE			978 m²	156 m²	2018/05/25	R 5 200 000	R 5 317
3114	11 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	953 m²	145 m²	2015/08/21	R 4 000 000	R 4 197
3116	7 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	2 Dwelling Res		952 m²	186 m²	2015/01/14	R 3 400 000	R 3 571
5132	4 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	DS House	778 m²	320 m²	2013/12/28	R 4 500 000	R 5 784
3094	1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	923 m²	218 m²	2009/04/30	R 3 000 000	R 3 250
3095	3 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	House	929 m²	146 m²	2004/02/26	R 1 425 000	R 1 534
3109	18 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential		980 m²	163 m²	1992/03/20	R 305 000	R 311
3110	19 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	Residential	DS House	986 m²	274 m²	1991/03/10	R 520 000	R 527

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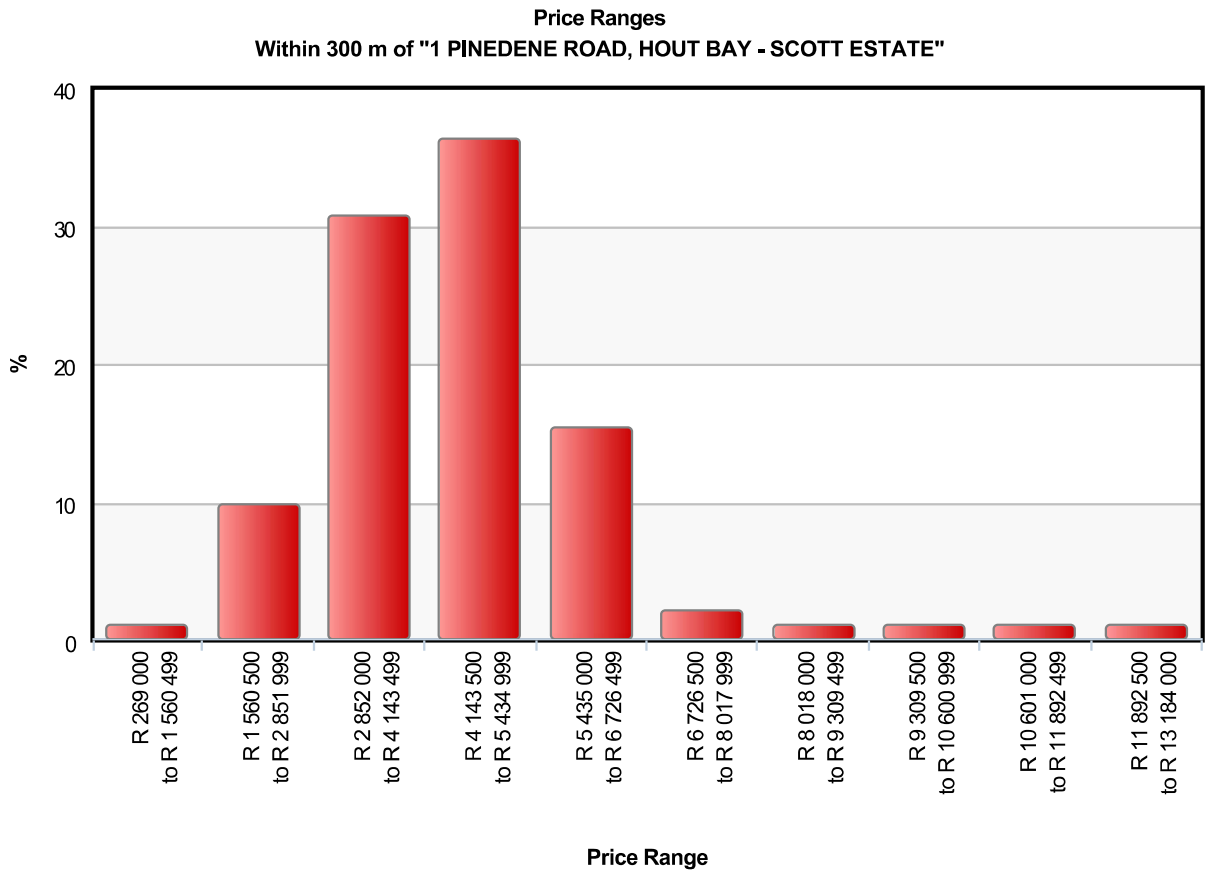

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The "Price Distribution" graph shows where the main area of value occurs. Where two or more peaks are evident, we could be looking at more than one distinct base value, normally the result of older unrenovated house prices on the one hand and newly built house prices on the other.
The sample used comprises the most recent free-market, residential sales to a maximum of 100 sales or the year 2000. All sale prices used are at today's indexed values.

CMA INFO

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ATLANTIC SEABOARD REALTY
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SOLD PROPERTIES

Days on the Market

	Dist	Erf Number	Address	Type	Erf Extent	Building Extent	Last Sale Date	Days on Market	List Price	Last Sale	Diff
1	225 m	3670	4 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE		1 162 m²	260 m²	2018/08/31	3218	R 2 695 000	R 5 300 000	96.66%
2	244 m	3111	17 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE		978 m²	156 m²	2018/05/25	259	R 5 795 000	R 5 200 000	-10.27%
5	240 m	4834	20 BAVIAANS CLOSE, HOUT BAY - SCOTT ESTATE	QS House	927 m²	450 m²	2018/01/25	58	R 6 950 000	R 6 500 000	-6.47%
6	169 m	5918	13 BAVIAANSKLOOF ROAD, BAYE DU BOIS, HOUT BAY - SCOTT ESTATE	DS Twnhse	231 m²	156 m²	2018/01/23	70	R 4 150 000	R 3 900 000	-6.02%
	289 m	8257	12 BAVIAANS CLOSE, HOUT BAY - HILLCREST	House	1 031 m²	311 m²	2017/07/04	97	R 10 995 000	R 9 500 000	-13.6%
10	133 m	5906	1 BAYE DU BOIS, HOUT BAY - SCOTT ESTATE	DS House	238 m²	143 m²	2017/03/06	728	R 3 595 000	R 3 800 000	5.7%
12	189 m	3671	5 TURKEYBERRY LANE, HOUT BAY - SCOTT ESTATE	House	1 059 m²	149 m²	2017/02/07	180	R 3 950 000	R 3 300 000	-16.46%
14	155 m	5783	2 LA BIANCA, HOUT BAY - SCOTT ESTATE	Townhouse	325 m²	211 m²	2017/01/19	272	R 4 995 000	R 4 900 000	-1.9%
15	212 m	1004	11 SKAIFE STREET, HOUT BAY - SCOTT ESTATE		496 m²	202 m²	2016/11/03	7	R 3 995 000	R 3 995 000	0%
	235 m	3103	15 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	House	926 m²	181 m²	2016/09/26	26	R 4 695 000	R 4 300 000	-8.41%
	295 m	981	6 UNION STREET, HOUT BAY - SCOTT ESTATE	House	991 m²	253 m²	2016/08/10	36	R 5 895 000	R 5 700 000	-3.31%
	144 m	4861	3 BROUGHTON CLOSE, HOUT BAY - SCOTT ESTATE	House	472 m²	200 m²	2016/07/15	6	R 3 950 000	R 3 900 000	-1.27%
	149 m	4057	2 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	DS House	496 m²	160 m²	2016/05/16	123	R 5 000 000	R 4 300 000	-14%
	263 m	982	3 KING ROAD, HOUT BAY - SCOTT ESTATE	House	488 m²	174 m²	2016/01/14	69	R 3 600 000	R 3 450 000	-4.17%
	171 m	3114	11 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	House	953 m²	145 m²	2015/08/21	128	R 4 195 000	R 4 000 000	-4.65%

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FOR SALE

9 most recently listed properties in the vicinity of "1 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE"

Dist	Erf Number	Address	Property Type	Erf Extent	Building Extent	List Date	List Price/ Current Price	Days on Market
235 m	1086	8 BAVIAANS CLOSE, HOUT BAY - HILLCREST	DS House	3 031 m²		Unknown	Unknown	
218 m	4262	13 SKAIFE STREET, HOUT BAY - SCOTT ESTATE	DS House	483 m²	202 m²	2017/10/30	R 4 942 950 R 4 250 000	494
269 m	3110	19 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	DS House	986 m²	274 m²	2017/07/26	R 4 450 000	590
230 m	3121	12 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	House	961 m²	400 m²	2016/03/24	R 4 245 000	1079
261 m	4828	1 CORAL CLOSE, HOUT BAY - SCOTT ESTATE	House	1 184 m²	212 m²	2016/03/13	R 18 000 000	1090
28 m	3095	3 PINEDENE ROAD, HOUT BAY - SCOTT ESTATE	House	929 m²	146 m²	2016/02/07	R 4 695 000	1125
103 m	3099	7 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	DS House	950 m²	325 m²	2016/01/14	R 5 995 000 R 7 450 000	1149
172 m	3101	11 SCOTTSVILLE CIRCLE, HOUT BAY - SCOTT ESTATE	DS House	933 m²	195 m²	2016/01/14	R 6 850 000	1149
293 m	8219	2 LINDEVISTA LANE, HOUT BAY - BAVIAANSKLOOF	DS House	980 m²	294 m²	2016/01/14	R 5 895 000	1149