



Atlantic Seaboard Realty - V&A Waterfront
Godelieve Koelma



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PROPERTY INFORMATION			
Erf	5831	GPS	18.35762°E 34.036753°S
Township	HOUT BAY	Extent	925 m²
Address	8 CHARDONNAY LANE	Cadastral extent	925 m²
Estate	BERG-EN-DAL		
Usage	Residential		
Suburb	HOUT BAY - BERG-EN-DAL	Type	House
Municipality	CITY OF CAPE TOWN	Zoning	SR1
Province	WESTERN CAPE	Zoning Desc	Single Residential 1 : Conventional Housing

MUNICIPAL VALUATION	
Total Value	R 4 500 000
Valuation Year	2019
Rates Estimate	R 2 019.50 per month

ACCOMMODATION							
Condition	Good	Age	26	Building Extent	122 m²		
Bed Rooms	3	Reception Rooms	1	Alarm	-	Perim Security	-
Bath Rooms	2	En Suite	-	Pool	-	Tennis Court	-
Study	-	Domestic Accom.	-	Garden	Yes	Sprinkler System	-
Garages	2	P Bays/C Ports	1	Borehole	-	Outside Accom.	-
Special Features	0 22sqm garage.						



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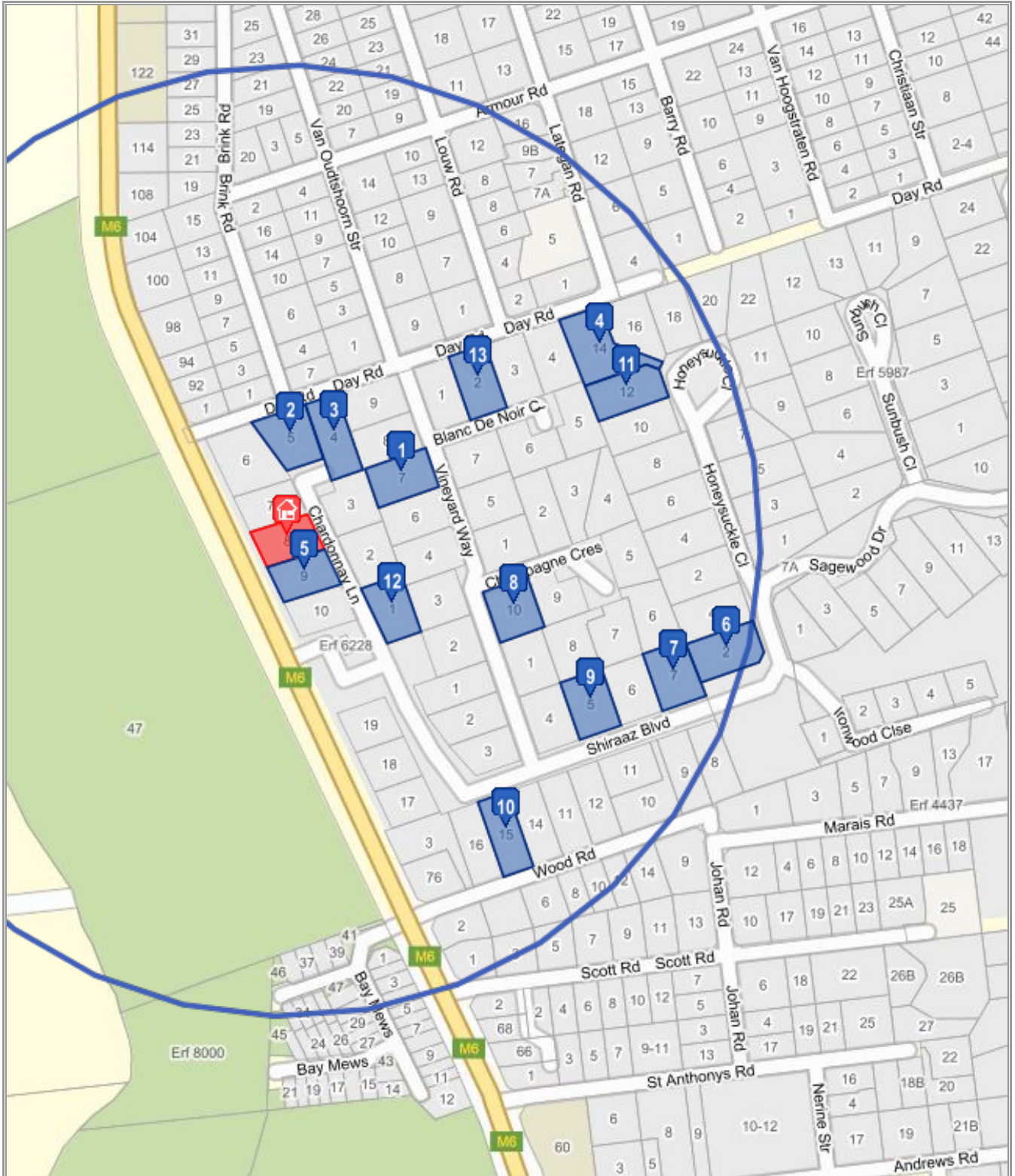
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Properties included for Comparative Market Analysis





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CMA - Indexed Value

SUBJECT PROPERTY			
Erf Number	Address	Purchase Date	Purchase Price
5831	8 CHARDONNAY LANE, HOUT BAY - BERG-EN-DAL	2007/08/23	R 2 000 000
Indexed Value R 3 556 000 as at 2021/03/01			
Compound Annual Growth Rate: 4.20%			

The **indexed value** of a property is calculated by taking the most recent sale data, and for each year since the last sale date, up until today, adding the average property inflation (price increase) for that particular year to the sale price. This is the same as if we invested our money in the bank and were paid interest at the property inflation rate.

For example, we have a property that sold for R 1,000,000 on 1 January 2012 and want to calculate the indexed value on 1 January 2015. We will **assume** property inflation of 4% for 2012, 3% for 2013 and 5% for 2014:

Sale Price	on 2012/01/01 = Sale Price	= R 1,000,000
Indexed Value	on 2013/01/01 = R 1,000,000 + eg. 4% (property inflation 2012)	= R 1,040,000
Indexed Value	on 2014/01/01 = R 1,040,000 + eg. 3% (property inflation 2013)	= R 1,071,200
Indexed Value	on 2015/01/01 = R 1,071,200 + eg. 5% (property inflation 2014)	= R 1,124,760

Compound Annual Growth Rate (CAGR) is the smoothed annualized gain of an investment over a given time period.

The CAGR on the example above from 2012 to 2015 would then be 4.0%.



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CMA - Comparative Market Analysis

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		5831	8 CHARDONNAY LANE, HOUT BAY - BERG-EN-DAL	Residential	House	925 m ²	2007/08/23	R 2 000 000
COMPARATIVE PROPERTIES								
1	83 m	5823	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 054 m ²	2020/03/09	R 6 000 000
2	65 m	5828	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 084 m ²	2019/11/01	R 5 000 000
3	72 m	5827	4 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	2 Dwelling Res	DS House	1 077 m ²	2018/12/30	R 2 350 000
4	232 m	5944	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 445 m ²	2017/11/01	R 7 750 000
5	24 m	5832	9 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		925 m ²	2017/03/04	R 4 700 000
6	287 m	5936	2 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 144 m ²	2017/02/07	R 7 500 000
7	259 m	5856	7 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 083 m ²	2017/01/21	R 7 600 000
8	150 m	5851	10 CHAMPAGNE CRESCENT, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 001 m ²	2016/12/10	R 6 500 000
9	218 m	5854	5 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 052 m ²	2016/08/04	R 6 500 000
10	231 m	5807	15 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 000 m ²	2016/06/22	R 4 500 000
11	235 m	5943	12 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 118 m ²	2016/01/27	R 6 000 000
12	79 m	5819	1 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	950 m ²	2015/12/07	R 4 600 000
13	157 m	5835	2 BLANC DE NOIR CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 036 m ²	2015/11/02	R 6 550 000
CMA Value R 7 105 000 as at 2021/03/01							Lower Range:	R 5 635 000
							Middle Range:	R 7 105 000
							Upper Range:	R 7 757 000



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CMA - Comparative Properties

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		5831	8 CHARDONNAY LANE, HOUT BAY - BERG-EN-DAL	Residential	House	925 m ²	2007/08/23	R 2 000 000
COMPARATIVE PROPERTIES								
1	83 m	5823	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 054 m ²	2020/03/09	R 6 000 000
2	65 m	5828	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 084 m ²	2019/11/01	R 5 000 000
3	72 m	5827	4 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	2 Dwelling Res	DS House	1 077 m ²	2018/12/30	R 2 350 000
4	232 m	5944	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 445 m ²	2017/11/01	R 7 750 000
5	24 m	5832	9 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		925 m ²	2017/03/04	R 4 700 000
6	287 m	5936	2 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 144 m ²	2017/02/07	R 7 500 000
7	259 m	5856	7 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 083 m ²	2017/01/21	R 7 600 000
8	150 m	5851	10 CHAMPAGNE CRESCENT, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 001 m ²	2016/12/10	R 6 500 000
9	218 m	5854	5 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 052 m ²	2016/08/04	R 6 500 000
10	231 m	5807	15 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 000 m ²	2016/06/22	R 4 500 000
11	235 m	5943	12 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 118 m ²	2016/01/27	R 6 000 000
12	79 m	5819	1 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	950 m ²	2015/12/07	R 4 600 000
13	157 m	5835	2 BLANC DE NOIR CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 036 m ²	2015/11/02	R 6 550 000



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CMA - Comparative Municipal Valuation

	Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Municipal Valuation	Valuation Year
SUBJECT PROPERTY								
	5831	8 CHARDONNAY LANE, HOUT BAY - BERG-EN-DAL	Residential	House	925 m ²	122 m ²	R 4 500 000	2019
COMPARATIVE PROPERTIES								
1	5823	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 054 m ²	240 m ²	R 7 100 000	2019
2	5828	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 084 m ²	266 m ²	R 6 000 000	2019
3	5827	4 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	2 Dwelling Res	DS House	1 077 m ²	182 m ²	R 6 000 000	2019
4	5944	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 445 m ²	344 m ²	R 8 030 000	2019
5	5832	9 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		925 m ²	220 m ²	R 9 130 000	2019
6	5936	2 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 144 m ²	328 m ²	R 7 920 000	2019
7	5856	7 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 083 m ²	350 m ²	R 8 090 000	2019
8	5851	10 CHAMPAGNE CRESCENT, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 001 m ²	244 m ²	R 6 980 000	2019
9	5854	5 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 052 m ²	315 m ²	R 7 040 000	2019
10	5807	15 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 000 m ²	292 m ²	R 7 600 000	2019
11	5943	12 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 118 m ²	244 m ²	R 6 690 000	2019
12	5819	1 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	950 m ²	283 m ²	R 7 000 000	2019
13	5835	2 BLANC DE NOIR CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 036 m ²	286 m ²	R 6 500 000	2019



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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																					
	8 CHARDONNAY LANE, HOUT BAY - BERG-EN-DAL	925 m ²	122 m ²	26	Good	3	1		2			2	1					Y			
COMPARATIVE PROPERTIES																					
1	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 054 m ²	240 m ²	25	Good	4	3		3	2		2	2	Y	Y	Y		Y	Y		
2	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 084 m ²	266 m ²	22	Good	3	3	1	2	1	1	2		Y				Y	Y		
3	4 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 077 m ²	182 m ²	23	Good	4	2	1	3	2	1	2	3	Y	Y	Y		Y	Y		
4	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 445 m ²	344 m ²	17	VGood	4	3		3	3		2	4	Y	Y			Y	Y		
5	9 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	925 m ²	220 m ²	24	Good	4	3		2			2									
6	2 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 144 m ²	328 m ²	26	Excel	3	3	1	3.5			2		Y				Y	Y		
7	7 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 083 m ²	350 m ²	24	VGood	4	2		2.5			2	4	Y	Y	Y		Y			
8	10 CHAMPAGNE CRESCENT, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 001 m ²	244 m ²	14	VGood	3	2	1	3	1		2	2			Y		Y			
9	5 SHIRAAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 052 m ²	315 m ²	25	Good	4	2	1	3			2				Y					
10	15 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 000 m ²	292 m ²	23	Avg	4	3		3	2	1	2		Y		Y		Y	Y		
11	12 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 118 m ²	244 m ²	17	VGood	3			2												
12	1 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	950 m ²	283 m ²	28	Good	3			2			2				Y		Y			



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	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
13	2 BLANC DE NOIR CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	1 036 m ²	286 m ²	24	VGood	4	2	1	3	2	1	2				Y		Y	Y		



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15 most recent sales in "BERG-EN-DAL"

Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Last Sale Date	Last Sale	R/m²
5812	19 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		873 m²	133 m²	Unknown	R 465 000	R 533
9603	1 IRONWOOD CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	510 m²	300 m²	2021/02/01	R 5 500 000	R 10 784
5977	2 PELARGONIUM CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL			1 161 m²		2020/04/15	R 3 400 000	R 2 929
5823	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 054 m²	240 m²	2020/03/09	R 6 000 000	R 5 693
5997	2 IRONWOOD CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	478 m²	258 m²	2020/01/11	R 5 250 000	R 10 983
5828	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 084 m²	266 m²	2019/11/01	R 5 000 000	R 4 613
5990	11 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	House	1 331 m²	341 m²	2019/06/25	R 5 650 000	R 4 245
5827	4 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	2 Dwelling Res	DS House	1 077 m²	182 m²	2018/12/30	R 2 350 000	R 2 182
5811	18 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	873 m²	174 m²	2018/10/09	R 4 400 000	R 5 040
5989	13 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		943 m²	230 m²	2018/09/12	R 5 250 000	R 5 567
5970	18 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 155 m²	443 m²	2018/03/19	R 11 900 000	R 10 303
5947	20 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 021 m²	172 m²	2018/03/17	R 6 238 000	R 6 110
6064	23 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential		1 142 m²	248 m²	2018/03/16	R 7 200 000	R 6 305
5985	1 PELARGONIUM LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 145 m²	340 m²	2018/03/05	R 9 750 000	R 8 515
5944	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	Residential	DS House	1 445 m²	344 m²	2017/11/01	R 7 750 000	R 5 363



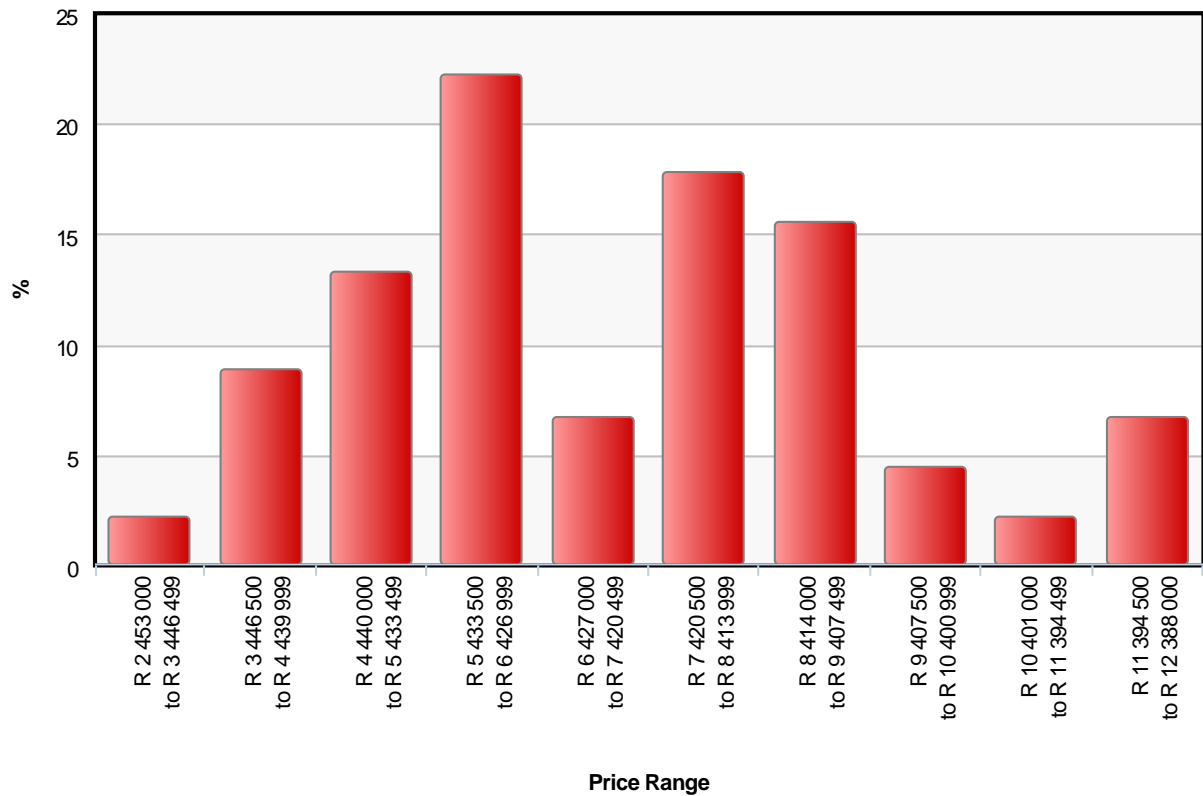
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Price Ranges
Within 300 m of "8 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL"



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.



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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
	150 m	4772	3 VAN OUDTSHOORN STREET, HOUT BAY - PENZANCE ESTATE	House	493 m ²	120 m ²	2021/02/01	41	R 2 750 000	R 2 600 000	-5.45%
	264 m	697	114 HOUT BAY MAIN ROAD, HOUT BAY - PENZANCE ESTATE	DS House	991 m ²	280 m ²	2020/07/03	7	R 3 395 000	R 3 100 000	-8.69%
1	83 m	5823	7 VINEYARD WAY, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	1 054 m ²	240 m ²	2020/03/09	94	R 6 950 000	R 6 000 000	-13.67%
2	65 m	5828	5 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL		1 084 m ²	266 m ²	2019/11/01	165	R 7 995 000	R 5 000 000	-37.46%
	274 m	2984	20 VAN OUDTSHOORN STREET, HOUT BAY - PENZANCE ESTATE		496 m ²	156 m ²	2019/02/07	91	R 2 850 000	R 2 250 000	-21.05%
4	155 m	5811	18 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	873 m ²	174 m ²	2018/10/09	216	R 4 750 000	R 4 400 000	-7.37%
5	232 m	5944	14 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	1 445 m ²	344 m ²	2017/11/01	216	R 8 750 000	R 7 750 000	-11.43%
6	24 m	5832	9 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL		925 m ²	220 m ²	2017/03/04	16	R 4 950 000	R 4 700 000	-5.05%
7	287 m	5936	2 SAGEWOOD DRIVE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	1 144 m ²	328 m ²	2017/02/07	5	R 7 995 000	R 7 500 000	-6.19%
8	259 m	5856	7 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	House	1 083 m ²	350 m ²	2017/01/21	13	R 7 995 000	R 7 600 000	-4.94%
9	150 m	5851	10 CHAMPAGNE CRESCENT, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL		1 001 m ²	244 m ²	2016/12/10	29	R 6 900 000	R 6 500 000	-5.8%
	107 m	740	7 DAY ROAD, HOUT BAY - PENZANCE ESTATE	DS House	526 m ²	258 m ²	2016/11/21	781	R 4 580 000	R 4 400 000	-3.93%
11	231 m	5807	15 SHIRAZ BOULEVARD, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	1 000 m ²	292 m ²	2016/06/22	471	R 5 200 000	R 4 500 000	-13.46%
12	296 m	5951	7 HONEYSUCKLE CLOSE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	DS House	1 042 m ²	500 m ²	2016/06/07	30	R 9 595 000	R 9 300 000	-3.07%
14	79 m	5819	1 CHARDONNAY LANE, BERG-EN-DAL, HOUT BAY - BERG-EN-DAL	House	950 m ²	283 m ²	2015/12/07	67	R 5 250 000	R 4 600 000	-12.38%