



Client: Wakefields Pty Ltd
User: Belinda Lentz
Tracking #: blueprint_prop:20240206102710
Report Date: 2024/02/06
Report #: 59857473

Property Details

Property Type:	SECTIONAL TITLE	Legal Description:	Sect 18 of plan 277/2022 known as NORTH SHORE Situating at Ptn 4 Erf 501 SHEFFIELD BEACH KWADUKUZA KWAZULU NATAL
Province:	KWAZULU NATAL	Municipality:	KwaDukuza
Township:	SHEFFIELD BEACH	Portion #:	4
Erf #:	501	Sectional Title Unit #:	18
Sectional Title Name:	SS NORTH SHORE(277/2022)	Street:	Not Available
Estate:	Zululami Luxury Coastal Estate	Last Sales Price:	Not recorded in Deeds Registry
Suburb:	Sheffield Beach	Coordinates (Lat\ Long):	Google Maps: -29.4798, 31.2517 Street View
Street #:	Not Available	SG Code:	N0FU03040000050100004
Last Sales Date:	0		
Unit Size:	208 m ²		
Mother Erf Size:	12415 m ²		
Estimate Size Under Roof:	Not Available		

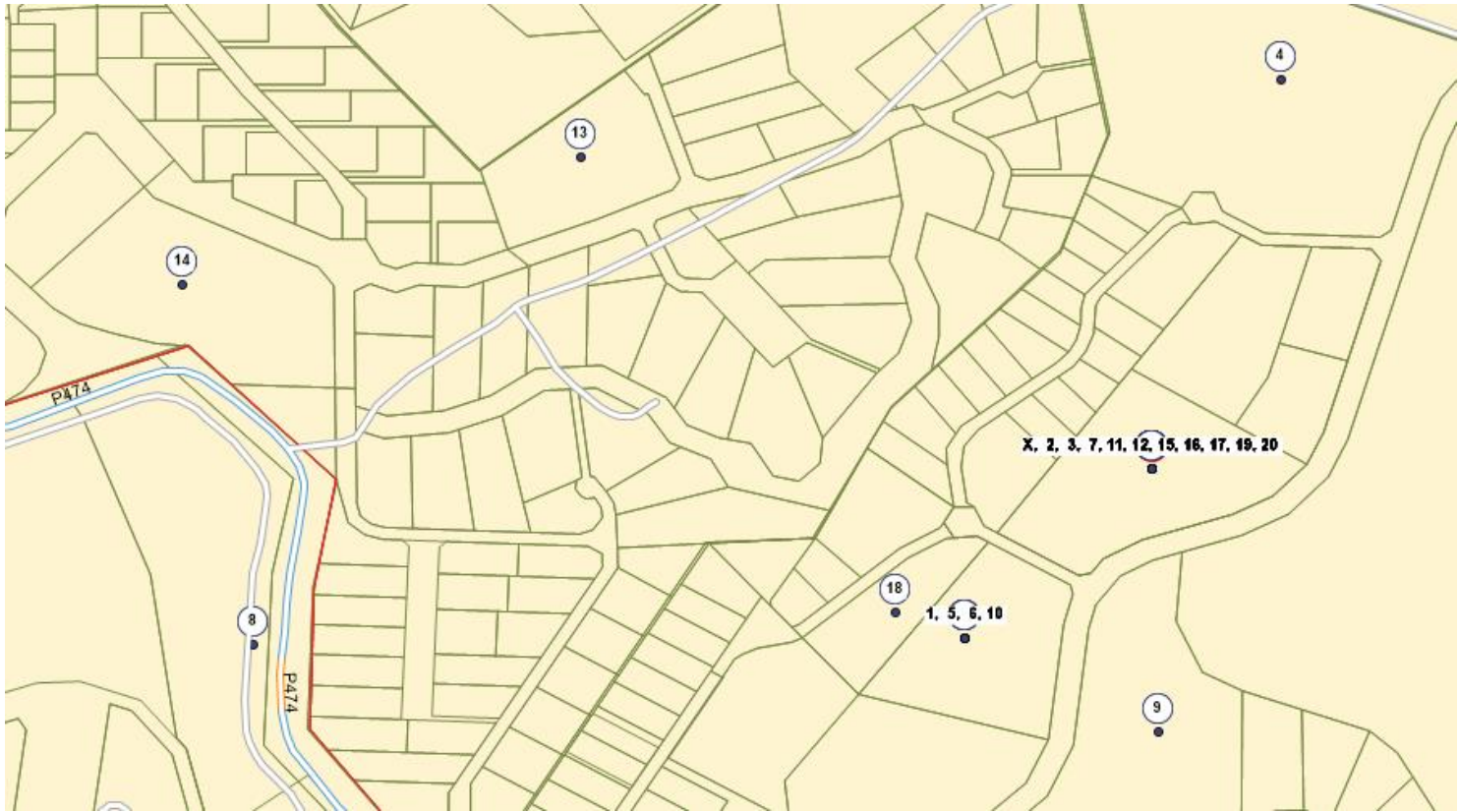
Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
TAMASA DEVELOPMENTS PROPRIETARY LIMITED	201618948707	ST38943/2022		Not Available

Imagery



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	Street Address	Township	Erf Portion Unit	Sectional Title	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1	SHEFFIELD BEACH	SHEFFIELD BEACH	498 0	8 SS MOYANA	20230518	20230622	R 3 995 000	203 m ²	R 19 680	158	<input type="checkbox"/>	-	-	-	-
2	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	14 SS NORTH SHORE	20230123	20230508	R 4 470 000	192 m ²	R 23 281	0	<input type="checkbox"/>	-	-	-	-
3	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	13 SS NORTH SHORE	20221118	20230508	R 4 570 000	191 m ²	R 23 927	0	<input type="checkbox"/>	-	-	-	-
4	SHEFFIELD BEACH	SHEFFIELD BEACH	503 0	3 SS THE RESERVE	20231002	20231117	R 5 895 000	225 m ²	R 26 200	273	<input checked="" type="checkbox"/>	-	-	-	-
5	SHEFFIELD BEACH	SHEFFIELD BEACH	498 0	6 SS MOYANA	20220520	20220817	R 3 995 000	203 m ²	R 19 680	158	<input checked="" type="checkbox"/>	-	-	-	-
6	SHEFFIELD BEACH	SHEFFIELD BEACH	498 0	4 SS MOYANA	20220422	20220721	R 3 995 000	204 m ²	R 19 583	158	<input checked="" type="checkbox"/>	-	0.0	-	204
7	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	16 SS NORTH SHORE	20220131	20231123	R 4 400 000	226 m ²	R 19 469	0	<input type="checkbox"/>	-	-	-	-
8	BRETENWOOD	BRETENWOOD	238 0	2 SS FOREST VILLAGE PHASE 4	20230725	20230831	R 4 200 000	167 m ²	R 25 150	542	<input checked="" type="checkbox"/>	-	-	-	-
9	SHEFFIELD BEACH	SHEFFIELD BEACH	505 0	26 SS AURA	20230725	20230912	R 2 550 000	110 m ²	R 23 182	177	<input checked="" type="checkbox"/>	-	0.0	-	110
10	SHEFFIELD BEACH	SHEFFIELD BEACH	498 0	5 SS MOYANA	20211116	20220817	R 3 995 000	204 m ²	R 19 583	158	<input type="checkbox"/>	-	-	-	-
11	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	17 SS NORTH SHORE	20210424	20230216	R 3 950 000	206 m ²	R 19 175	0	<input type="checkbox"/>	-	-	-	-
12	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	4 SS NORTH SHORE	20210429	20220504	R 3 950 000	210 m ²	R 18 810	0	<input checked="" type="checkbox"/>	-	-	-	-
13	SHEFFIELD BEACH	SHEFFIELD BEACH	974 0	33 SS FOREST VIEW	20231208		R 2 600 000	120 m ²	R 21 667	397	<input type="checkbox"/>	-	-	-	-
14	SHEFFIELD BEACH	SHEFFIELD BEACH	1700 0	83 SS LUSH CONDOS	20230406	20230524	R 3 700 000	177 m ²	R 20 904	584	<input checked="" type="checkbox"/>	-	-	-	-
15	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	3 SS NORTH SHORE	20210524	20220504	R 3 950 000	207 m ²	R 19 082	0	<input checked="" type="checkbox"/>	3	2.5	-	207
16	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	19 SS NORTH SHORE	20210424	20221031	R 3 925 000	209 m ²	R 18 780	0	<input checked="" type="checkbox"/>	-	-	-	-
17	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	7 SS NORTH SHORE	20210409	20221031	R 3 950 000	210 m ²	R 18 810	0	<input type="checkbox"/>	-	-	-	-
18	SHEFFIELD BEACH	SHEFFIELD BEACH	1336 0	6 SS SAVILI	20220218	20231018	R 4 625 000	196 m ²	R 23 597	179	<input type="checkbox"/>	-	-	-	-
19	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	2 SS NORTH SHORE	20210308	20220504	R 3 900 000	207 m ²	R 18 841	0	<input type="checkbox"/>	-	-	-	-
20	SHEFFIELD BEACH	SHEFFIELD BEACH	501 4	8 SS NORTH SHORE	20210316	20221031	R 3 950 000	210 m ²	R 18 810	0	<input checked="" type="checkbox"/>	-	-	-	-

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 4 028 250

Automated Valuation Details



Estimated Value: R 4 290 000
Expected Low: R 3 510 000
Expected High: R 5 230 000

Safety Score: 89%
Accuracy Score: 74%

Municipal Valuation



Municipal Valuation: Not Available
Rating Period: Not Available
Usage Category: Not Available

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

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
INVESTEC	R 8 000 000	B9229/2021	20210604
INVESTEC	R 7 000 000	B5265/2021	20210329

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
COMPANY		20221031			ST38943/2022

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 11 400 000 Min Transfer in Suburb: R 950 000 Total Transfers: 22

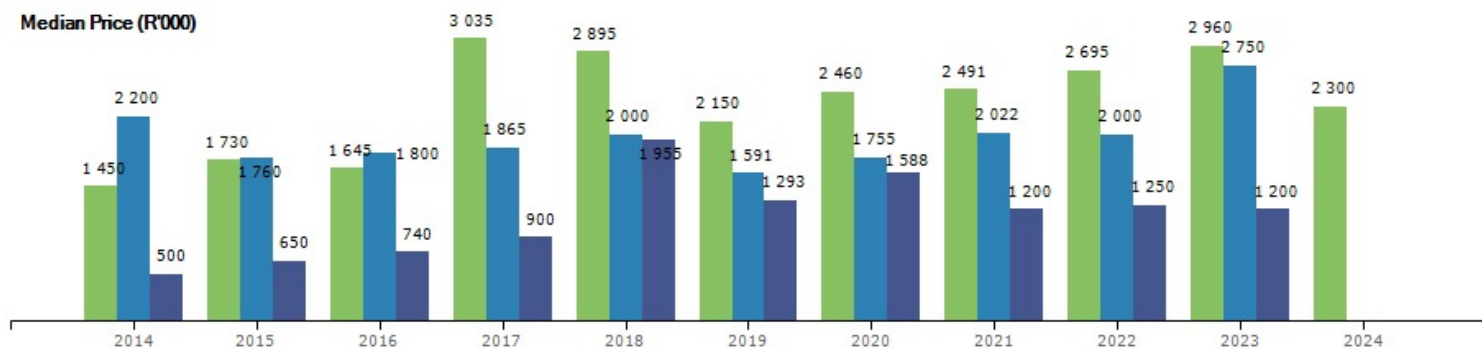
Street Transfer History



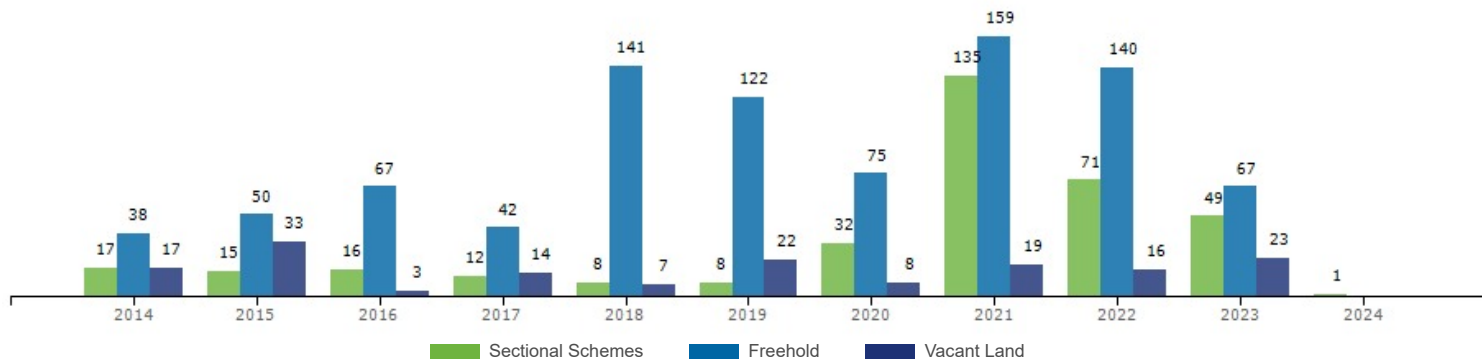
No transfers were returned for the selected property's street, or no street details exist.



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity	Type	Distance (km)
Sheffield Beach	Beach	1.00 km
Salt Rock Beach	Beach	3.33 km
Umhkali Beach	Beach	3.50 km
Sasol Salt Rock	FillingStation	2.38 km
Caltex SALT ROCK SERVICE STATION	FillingStation	2.78 km
BP Africa Umhlali Farmer Services	FillingStation	3.06 km
Dr Kerry Roberts	Hospital/Clinic	2.27 km
Umhlali	PoliceStation	3.34 km
South African Police Service Umhlali	PoliceStation	3.41 km
Sizani Primary School	PrimarySchool	2.45 km
Tinley Manor Primary School	PrimarySchool	4.56 km
Umhlali Preparatory School	SecondarySchool	3.48 km
Tiffany's Shopping Centre	ShoppingCentre	2.28 km
Mall 505	ShoppingCentre	2.80 km
A - Z 2Nd Antiques	ShoppingCentre	2.84 km

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