



Client: Wakefields Pty Ltd
User: Belinda Lentz
Tracking #: blueprint_prop:20240119094938
Report Date: 2024/01/19
Report #: 59632449

Property Details

Property Type:	FREEHOLD	Legal Description:	Erf 167 SHEFFIELD BEACH EXT 1 DOLPHIN COAST TRANSITIONAL LOCAL COUNCIL KWAZULU NATAL KwaDukuza
Province:	KWAZULU NATAL	Municipality:	
Township:	SHEFFIELD BEACH EXT 1	Erf #:	167
Portion #:	0	Street:	Gail STREET
Suburb:	SHEFFIELD BEACH	Last Sales Price:	R 915 000 (Possibly Land Only)
Street #:	4	Coordinates (Lat\ Long):	Google Maps: -29.4913, 31.2461 Street View
Last Sales Date:	20220209	SG Code:	N0FU03040000016700000
Land Size (Registered):	900 m ²		
Land Size (Cadastral):	900 m ²		
Estimate Size Under Roof:	Not Available		

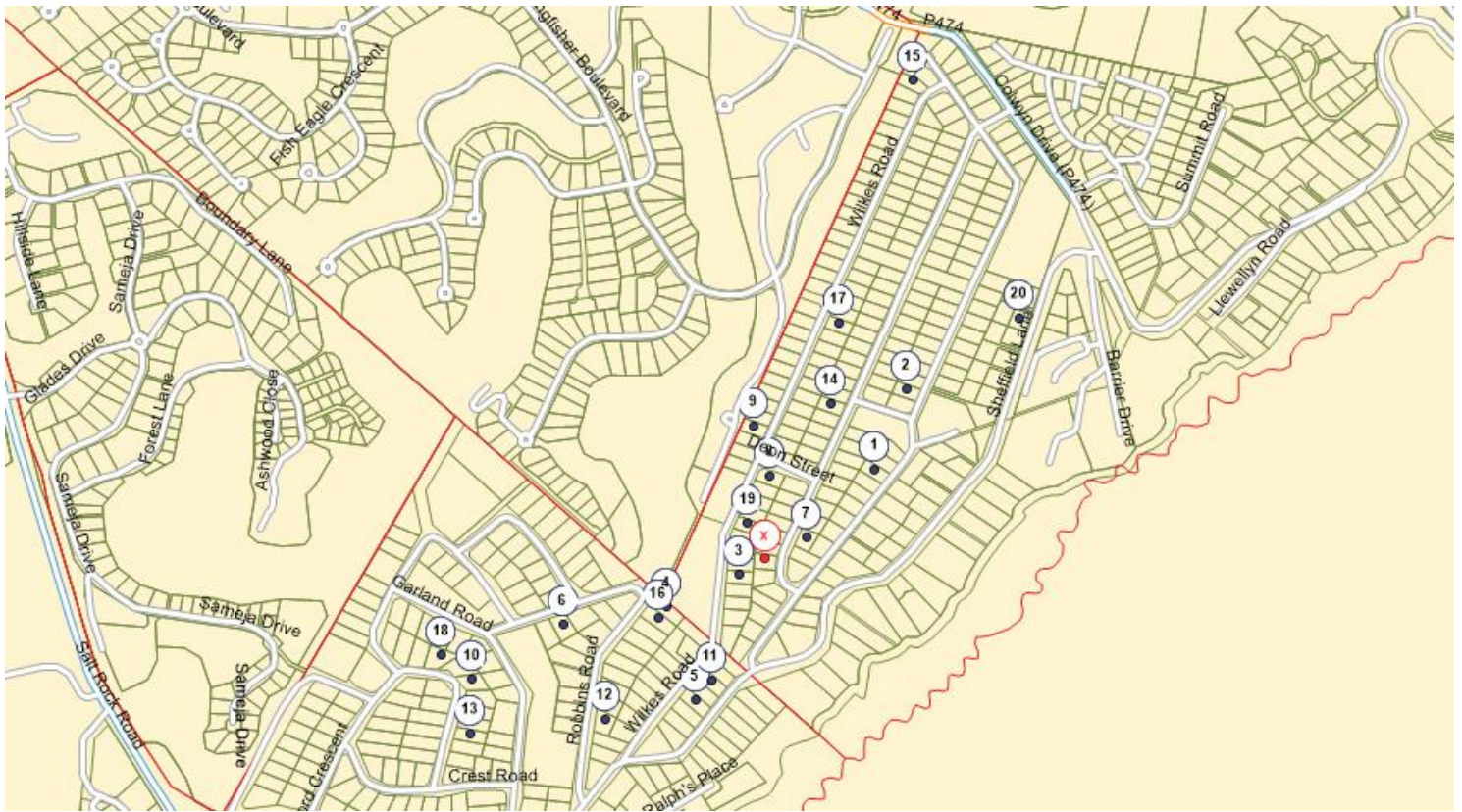
Owner Details



Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
GOVENDER KIYASHA	9109300370087	T13193/2022		Not Available

Imagery





	Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1	28 CUYLER DRIVE SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	214 0	20230504	20230628	R 2 900 000	992 m ²	R 2 923	230	<input type="checkbox"/>	3	2.0	2	228
2	38 CUYLER DRIVE SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	250 0	20230701	20230904	R 2 500 000	900 m ²	R 2 778	367	<input type="checkbox"/>	3	1.5	-	190
3	27 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	156 0	20220730	20221111	R 3 600 000	900 m ²	R 4 000	48	<input type="checkbox"/>	3	3.5	2	278
4	25 ROBBINS ROAD SALT ROCK	SALT ROCK EXT 2	639 0	20230511	20230726	R 1 860 000	1320 m ²	R 1 409	173	<input type="checkbox"/>	3	0.0	-	220
5	40 HUGH DENT DRIVE SALT ROCK	SALT ROCK EXT 3	730 0	20220729	20221012	R 2 750 000	1050 m ²	R 2 619	270	<input type="checkbox"/>	3	2.5	2	276
6	28 ROBBINS ROAD SALT ROCK	SALT ROCK EXT 2	612 0	20221026	20230117	R 2 325 000	1178 m ²	R 1 974	330	<input checked="" type="checkbox"/>	-	0.0	-	-
7	5 GAIL STREET SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	223 0	20210623	20220112	R 2 356 000	900 m ²	R 2 618	74	<input type="checkbox"/>	4	2.0	1	175
8	43 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	148 0	20210916	20211025	R 1 400 000	982 m ²	R 1 426	146	<input checked="" type="checkbox"/>	3	3.0	2	100
9	34 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	143 0	20211022	20211208	R 1 100 000	900 m ²	R 1 222	233	<input type="checkbox"/>	-	-	-	-
10	27 GIFFORD CRESCENT SALT ROCK	SALT ROCK EXT 2	696 0	20221216	20230222	R 2 300 000	1075 m ²	R 2 140	495	<input checked="" type="checkbox"/>	3	3.0	2	330
11	13 WILKES ROAD SALT ROCK	SALT ROCK EXT 3	732 0	20220615	20221028	R 3 650 000	1038 m ²	R 3 516	227	<input type="checkbox"/>	3	2.5	-	220
12	7 ROBBINS ROAD SALT ROCK	SALT ROCK EXT 2	630 0	20221213	20230317	R 3 850 000	1081 m ²	R 3 562	372	<input type="checkbox"/>	4	3.0	2	300
13	35 GIFFORD CRESCENT SALT ROCK	SALT ROCK EXT 2	682 0	20230222	20230721	R 3 236 347	1050 m ²	R 3 082	544	<input type="checkbox"/>	3	3.5	2	300
14	28 GAIL STREET SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	202 0	20210705	20210923	R 2 600 000	900 m ²	R 2 889	290	<input type="checkbox"/>	3	1.0	2	178
15	430 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH	430 0	20231214		R 4 650 000	953 m ²	R 4 879	866	<input type="checkbox"/>	5	5.5	-	608
16	23 ROBBINS ROAD SALT ROCK	SALT ROCK EXT 2	638 0	20220408	20220729	R 1 850 000	1305 m ²	R 1 418	193	<input type="checkbox"/>	3	0.0	-	190
17	67 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	185 0	20211125	20220325	R 2 830 000	900 m ²	R 3 144	427	<input checked="" type="checkbox"/>	3	0.0	-	290
18	23 GIFFORD CRESCENT SALT ROCK	SALT ROCK EXT 2	573 0	20221217	20230928	R 3 400 000	1310 m ²	R 2 595	523	<input type="checkbox"/>	5	4.5	2	294
19	35 WILKES ROAD SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	152 0	20210205	20210521	R 1 700 000	900 m ²	R 1 889	67	<input type="checkbox"/>	-	-	-	-
20	54 SHEFFIELD DRIVE SHEFFIELD BEACH	SHEFFIELD BEACH EXT 1	268 0	20220223	20220728	R 1 450 000	932 m ²	R 1 556	574	<input checked="" type="checkbox"/>	-	0.0	-	-

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 2 615 367

Municipal Valuation



Municipal Valuation: R 800 000
Rating Period: 2017/2018
Usage Category: VACANT

Year of Valuation: 2021
Estimated Monthly Rates: R 457
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	PRIVATE PERSON	20220429	20220209	R 915 000	T13193/2022
PRIVATE PERSON	PRIVATE PERSON	20180202	20171020	R 650 000	T3515/2018
PRIVATE PERSON	PRIVATE PERSON	20030908	20030524	R 70 000	T49643/2003

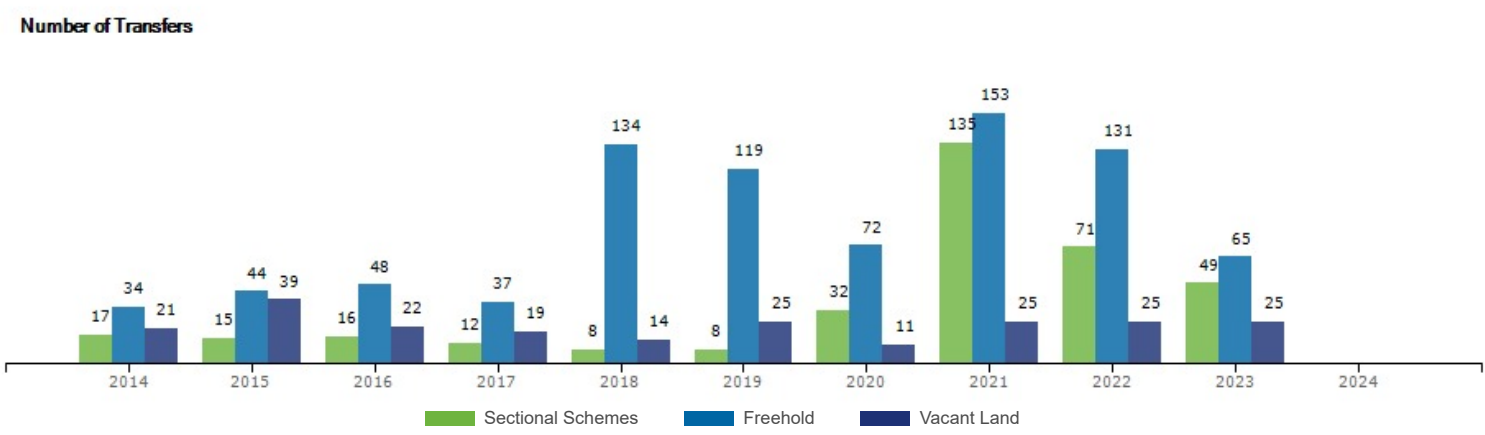
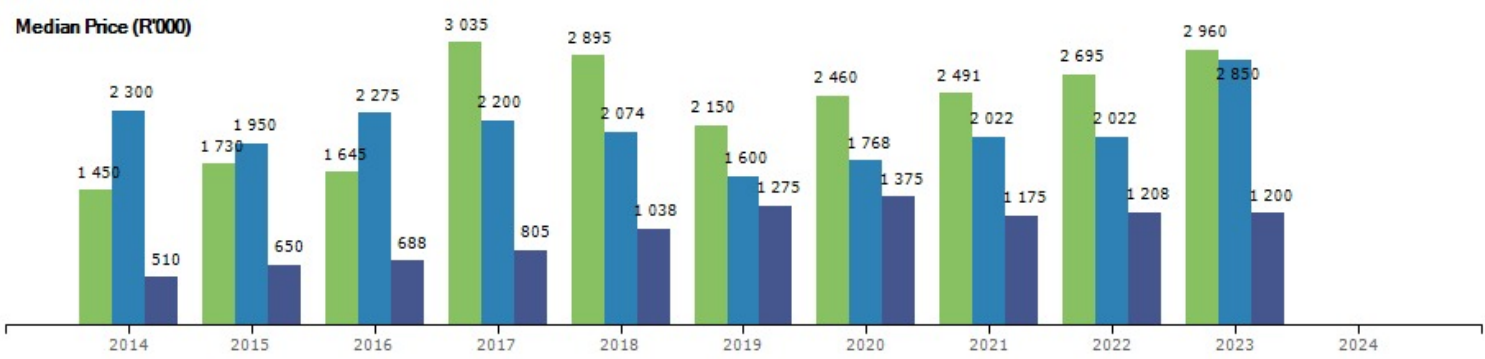
Transfer Summary for past 3 months

Max Transfer in the Suburb: R 14 500 000 **Min Transfer in Suburb:** R 950 000 **Total Transfers:** 152

Street Transfer History



Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
PRIVATE PERSON	COMPANY	20230811	20221012	R 1 200 000	T22698/2023	Gail	50
PRIVATE PERSON	PRIVATE PERSON	20230418	20220930	R 1 000 000	T9160/2023	Gail	33
PRIVATE PERSON	PRIVATE PERSON	20230307	20221108	R 1 100 000	T5248/2023	Gail	42



Amenities



Amenity	Type	Distance (km)
Salt Rock Beach	Beach	1.95 km
Sheffield Beach	Beach	2.07 km
Umhkali Beach	Beach	2.12 km
Caltex SALT ROCK SERVICE STATION	FillingStation	1.40 km
BP Africa Umhlali Farmer Services	FillingStation	1.71 km
Sasol Salt Rock	FillingStation	2.05 km
Dr Kerry Roberts	Hospital/Clinic	2.02 km
Umhlali	PoliceStation	3.59 km
South African Police Service Umhlali	PoliceStation	3.64 km
Sizani Primary School	PrimarySchool	1.86 km
RA Padayachee Primary School	PrimarySchool	4.31 km
Umhlali Preparatory School	SecondarySchool	3.43 km
Mall 505	ShoppingCentre	1.43 km
A - Z 2Nd Antiques	ShoppingCentre	1.46 km
Tiffany's Shopping Centre	ShoppingCentre	2.01 km

Disclaimer

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