

Ekinghorn@bundunet.com

Contact Number : 082 454 5942

Website : www.aliyahproperties.co.za

Office 1 , Rawdons Estate, Nottingham Road



29 August 2023

To Whom it May Concern

Dear Sir/Ms

Market Estimate PORTION 334 (of 22) of the Farm Springvale no.2170 MPOFANA KZN

Thank you for the opportunity to conduct a Market Assessment for the above vacant land belonging to A.C Radue and L. E. Radue as indicated in the title deed, Transfer number T. 1279/2008 and with diagram SG number 239/2006 and held by Deed of Transfer number T16081/2016

In terms of assessing the market value of a property we consider the following factors.

- Supply and demand of properties of a similar stature
- The general condition and position:
This particular vacant piece of land has an almost triangular shape, which makes it difficult to position a home on. The land is fully serviced. There appears to be a small encroachment of roughly 1 meter on this land by the house next door, which is making this a difficult plot to sell.
- Similar Properties, which have sold recently in the area, are presently on the market and which will be competition for your home when you market it (comparative market analysis). It is important in this process that the focus be on sales prices achieved and not only prices being asked by sellers, as these can be misleading as some homes are overpriced and they had been on the market for a long time without attracting offers.

Taking all these factors into consideration we come to the conclusion that the property should sell in the region of R200,000.

Kind Regards

Euliza Kinghorn

Principal

