

**IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, JOHANNESBURG**

**CASE NUMBER: 2021/27102**

In the matter between:

**FIRSTRAND BANK LIMITED**

Execution Creditor

And

**DALUBUHLE JABULANI SHOBA**

Judgment Debtor

**IDENTITY NUMBER: 820110 6530 088**

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**NOTICE OF SALE IN EXECUTION - AUCTION**

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**IN EXECUTION OF A JUDGMENT** of the High Court of South Africa **GAUTENG DIVISION, JOHANNESBURG** in the abovementioned suit, against above named Defendant/s, a sale with reserve price of **R600,000.00**, will be held by the **Sheriff Halfway House-Alexandra** and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House - Alexandra, 614 James Crescent, Halfway House** on **9 December 2025** at **11h00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra**, prior to the sale:

**CERTAIN**

A unit consisting of:

- (a) section no. 148 as shown and more fully described on sectional plan no SS9/2012 in the scheme known as CARLSWALD CREEK in respect of the land and building or buildings situated at SUMMERSET

EXTENSION 21 Township – local authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 144 (One Hundred and Forty-Four) square metres in extent; and

- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by deed of transfer no ST82282/2017 and subject to such conditions as set out in the aforesaid deed.

Which bears the physical address: **Unit 148 Carlswald Creek, Corner 9th Road And 8th Road, Halfway House.**

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL AND CONSISTS OF : 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 1 SCULLERY, 3 BEDROOMS, 1 BATHROOM, 2 SHOWERS, 2 WC'S, 2 OUT GARAGES, 1 OPEN PATIO.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

**TERMS:**

1. The Purchaser shall pay Auctioneer's commission as follows:-
  - 1.1 6% on the first R100 000.00;
  - 1.2 3.5% on R100,001.00 to R400,000.00; and
  - 1.3 1.5% on the balance of the proceeds of the sale,subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.
2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.
3. The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House – Alexandra, 614 James Crescent, Halfway House, Halfway House.**
4. Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:
  - (a) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
  - (b) Fica-Legislation – Proof of identity and address particulars
  - (c) Payment of a registration fee
  - (d) Registration conditions

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (ALEXANDRA) - 614 JAMES CRESCENT, HALFWAY HOUSE, HALFWAY HOUSE, MIDRAND.**

**DATED AT JOHANNESBURG ON THIS 16 OCTOBER 2025**

*MPalm*

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**VAN HULSTEYNS ATTORNEYS**

*Attorneys for the Execution Creditor*

Suite 25, 3<sup>rd</sup> Floor, Katherine and West Building  
Corner Katherine and West  
Sandown  
Sandton

Tel: (011) 523-5300

Fax: (011) 523-5326

E-mail: [foreclosures@vhlaw.co.za](mailto:foreclosures@vhlaw.co.za)

Ref: **B Seimenis / M PALM/ MAT: 20805**



a world class African city

Tel : (011) 375 5555  
Fax : (011) 358 3408/9

PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

# COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292  
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

DALUBUHLE JABULANI SHOBA  
148 CARLSWALD CREEK  
1115 NINTH ROAD  
SUMMERSET EXT.21  
1687

Date	2025/10/06
Statement for	October 2025
Physical Address	105 NINTH ROAD
Stand No./Portion	148 CARLSWALD CREEK
Township	SUMMERSET EXT.21

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
144 m2		2023/07/01	A1	Market Value R 1,440,000.00	REGION A WARD 112

Invoice Number : 124006301433	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555012821	(PIN Code:270557)
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Previous Account Balance						76,681.24
Sub Total						76,681.24
Interest on Arrears						73.59
Current Charges (Excl. VAT)						1,233.75
VAT @ 15%						49.05

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

## Remittance Advice :

This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2025/10/06 DALUBUHLE JABULANI SHOBA  
Acc. No. : 555012821 - 105 NINTH ROAD , SUMMERSET EXT.21

EasyPay	>>>>> 91115 5550128218
SAPO	0146 555012821

## Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 555012821

>>>>> 516008800111159 55501282103

**Where can payments be made ?**  
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).  
**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

**How can payments be made ?**  
By debit order, cash, debit or credit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

**When can payments be made ?**  
Payments must reach CoJ on or before the due date.

**Change of Address**  
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

**Terminating Electricity and Water.**  
This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

## PROVISIONAL STATEMENT

Page 1 of 4

SHOBA(H/O) DJ  
148 CARLSWALD CREST  
1115- 9TH ROAD  
NOORDWYK X71  
PRETORIA  
1682

ACCOUNT NO: BCDT00148C  
DATE: 24 October 2025  
E-MAIL : [jabu@nkjsconstruction.co.za](mailto:jabu@nkjsconstruction.co.za)  
SCHEME NAME: CARLSWALD CREEK BODY CORP 148

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	168 929.26	
2024/10/01	Add Insurance Premium	32.00	168 961.26
2024/10/01	Community Schemes Levy	40.00	169 001.26
2024/10/01	Administrative Levy	2 564.00	171 565.26
2024/10/01	Reserve Fund Levy	413.00	171 978.26
2024/10/01	Sanitation	713.00	172 691.26
2024/10/16	Interest On Arrears	2 181.17	174 872.43
2024/11/01	Add Insurance Premium	32.00	174 904.43
2024/11/01	Community Schemes Levy	40.00	174 944.43
2024/11/01	Administrative Levy	2 564.00	177 508.43
2024/11/01	Reserve Fund Levy	413.00	177 921.43
2024/11/01	Sanitation	713.00	178 634.43
2024/11/18	Interest On Arrears	2 593.00	181 227.43
2024/12/01	Add Insurance Premium	32.00	181 259.43
2024/12/01	Community Schemes Levy	40.00	181 299.43
2024/12/01	Administrative Levy	2 564.00	183 863.43
2024/12/01	Reserve Fund Levy	413.00	184 276.43
2024/12/01	Sanitation	713.00	184 989.43
2024/12/13	Debt Collection Admin Fee	24.15	185 013.58
2024/12/17	Interest On Arrears	2 430.98	187 444.56
2025/01/01	Add Insurance Premium	32.00	187 476.56
2025/01/01	Community Schemes Levy	40.00	187 516.56
2025/01/01	Administrative Levy	2 564.00	190 080.56
2025/01/01	Reserve Fund Levy	413.00	190 493.56
2025/01/01	Sanitation Recovered	713.00	191 206.56
2025/01/16	Interest On Arrears	2 566.03	193 772.59
2025/02/01	Add Insurance Premium	32.00	193 804.59
2025/02/01	Community Schemes Levy	40.00	193 844.59
2025/02/01	Administrative Levy	2 564.00	196 408.59
2025/02/01	Reserve Fund Levy	413.00	196 821.59
2025/02/01	Sanitation	713.00	197 534.59
2025/02/18	Interest On Arrears	3 089.24	200 623.83
2025/03/01	Add Insurance Premium	32.00	200 655.83

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration  
Home Rentals • Commercial Property Management • Financial Services**

**Directors:** GO von Broembsen BA (LLB) (CEO), BN Cowie BCom (COO), A Serfontein BCom (Hons) (CAO)  
Reg No 1960/000260/07 Vat No 4920102888 Registered Debt Collector Reg No 0037104/09 **Registered with the PPRA**  
Tel: +27 (0) 12 001 9000 • River Falls Office Park, 262 Rose Avenue, Doringkloof, 0157 • Private Bag X115, Centurion, 0046  
Email: [pretor@pretor.co.za](mailto:pretor@pretor.co.za) • [www.pretor.co.za](http://www.pretor.co.za)

# PROVISIONAL STATEMENT

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SHOBA(H/O) DJ  
148 CARLSWALD CREST  
1115- 9TH ROAD  
NOORDWYK X71  
PRETORIA  
1682

ACCOUNT NO: BCDT00148C  
DATE: 24 October 2025  
E-MAIL : jabu@nkjsconstruction.co.za  
SCHEME NAME: CARLSWALD CREEK BODY CORP 148

Debit Order: No

Date	Description	Amount	Cumulative
2025/03/01	Community Schemes Levy	40.00	200 695.83
2025/03/01	Administrative Levy	2 564.00	203 259.83
2025/03/01	Reserve Fund Levy	413.00	203 672.83
2025/03/01	Sanitation	713.00	204 385.83
2025/03/17	Interest On Arrears	2 588.00	206 973.83
2025/04/01	Add Insurance Premium	32.00	207 005.83
2025/04/01	Community Schemes Levy	40.00	207 045.83
2025/04/01	Administrative Levy	2 564.00	209 609.83
2025/04/01	Reserve Fund Levy	413.00	210 022.83
2025/04/01	Sanitation	713.00	210 735.83
2025/04/29	Interest On Arrears	4 196.04	214 931.87
2025/05/01	Community Schemes Levy	15.00	214 946.87
2025/05/01	Administrative Levy	1 250.00	216 196.87
2025/05/01	Municipal Account Deposit Levy	57.00	216 253.87
2025/05/01	Reserve Fund Levy	413.00	216 666.87
2025/05/01	Sanitation Recovered	713.00	217 379.87
2025/05/01	Security Recovery Levy	935.00	218 314.87
2025/05/01	Water Recovery Levy	617.00	218 931.87
2025/05/16	Interest On Arrears	5 863.09	224 794.96
2025/06/01	Community Schemes Levy	15.00	224 809.96
2025/06/01	Administrative Levy	1 250.00	226 059.96
2025/06/01	Municipal Account Deposit Levy	57.00	226 116.96
2025/06/01	Reserve Fund Levy	413.00	226 529.96
2025/06/01	Sanitation Recovered	713.00	227 242.96
2025/06/01	Security Recovery Levy	935.00	228 177.96
2025/06/01	Water Recovery Levy	617.00	228 794.96
2025/06/05	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	228 819.11
2025/06/25	Interest On Arrears	4 197.36	233 016.47
2025/07/01	Community Schemes Levy	15.00	233 031.47
2025/07/01	Administrative Levy	1 250.00	234 281.47
2025/07/01	Municipal Account Deposit Levy	57.00	234 338.47
2025/07/01	Reserve Fund Levy	413.00	234 751.47
2025/07/01	Sanitation	768.00	235 519.47
2025/07/01	Security Recovery Levy	935.00	236 454.47
2025/07/01	Water Recovery Levy	617.00	237 071.47
2025/07/16	Interest On Arrears	2 276.05	239 347.52
2025/08/01	Community Schemes Levy	15.00	239 362.52
2025/08/01	Administrative Levy	1 250.00	240 612.52
2025/08/01	Municipal Account Deposit Levy	57.00	240 669.52
2025/08/01	Reserve Fund Levy	413.00	241 082.52

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration  
Home Rentals • Commercial Property Management • Financial Services**

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SHOBA(H/O) DJ  
148 CARLSWALD CREST  
1115- 9TH ROAD  
NOORDWYK X71  
PRETORIA  
1682

ACCOUNT NO: BCDT00148C  
DATE: 24 October 2025  
E-MAIL : jabu@nkjsconstruction.co.za  
SCHEME NAME: CARLSWALD CREEK BODY CORP 148

Debit Order: No

Date	Description	Amount	Cumulative
2025/08/01	Sanitation	805.00	241 887.52
2025/08/01	Security Recovery Levy	935.00	242 822.52
2025/08/01	Water Recovery Levy	617.00	243 439.52
2025/08/18	Interest On Arrears	3 658.93	247 098.45
2025/09/01	Community Schemes Levy	15.00	247 113.45
2025/09/01	Administrative Levy	1 250.00	248 363.45
2025/09/01	Municipal Account Deposit Levy	57.00	248 420.45
2025/09/01	Reserve Fund Levy	413.00	248 833.45
2025/09/01	Sanitation	805.00	249 638.45
2025/09/01	Security Recovery Levy	935.00	250 573.45
2025/09/01	Water Recovery Levy	617.00	251 190.45
2025/09/16	Interest On Arrears	3 364.10	254 554.55
2025/10/01	Community Schemes Levy	15.00	254 569.55
2025/10/01	Administrative Levy	1 250.00	255 819.55
2025/10/01	Municipal Account Deposit Levy	57.00	255 876.55
2025/10/01	Reserve Fund Levy	413.00	256 289.55
2025/10/01	Sanitation	805.00	257 094.55
2025/10/01	Security Recovery Levy	935.00	258 029.55
2025/10/01	Water Recovery Levy	617.00	258 646.55
2025/10/21	Interest On Arrears	4 192.08	262 838.63
2025/11/01	Community Schemes Levy	15.00	262 853.63
2025/11/01	Insurance Premiums Recovered	32.00	262 885.63
2025/11/01	Administrative Levy	1 250.00	264 135.63
2025/11/01	Municipal Account Deposit Recovery	57.00	264 192.63
2025/11/01	Reserve Fund Levy	413.00	264 605.63
2025/11/01	Sanitation Recovered	805.00	265 410.63
2025/11/01	Security Recovery Levy	935.00	266 345.63
2025/11/01	Water Recovery Levy	617.00	266 962.63

Interest not yet charged as at 24/10/2025 361.43  
Debt Collection Commission not yet charged as at 24/10/2025 585.35

Total to settle the account as at 24/10/2025 **267 909.41**

The balance reflected on this statement does not constitute clearance figures

**PAYMENT REFERENCE: BCDT00148C**

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration  
Home Rentals • Commercial Property Management • Financial Services**

**Directors:** GO von Broembsen BA (LLB) (CEO), BN Cowie BCom (COO), A Serfontein BCom (Hons) (CAO)  
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# PROVISIONAL STATEMENT

Page 4 of 4

SHOBA(H/O) DJ  
148 CARLSWALD CREST  
1115- 9TH ROAD  
NOORDWYK X71  
PRETORIA  
1682

ACCOUNT NO: BCDT00148C  
DATE: 24 October 2025  
E-MAIL : jabu@nkjsconstruction.co.za  
SCHEME NAME: CARLSWALD CREEK BODY CORP 148

Debit Order: No

Date	Description	Amount	Cumulative
Bank Name	First National Bank		
Account Name	Pretor Group (Pty) Ltd		
Account Number	514 242 794 08		
Branch Code	251445		

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration  
Home Rentals • Commercial Property Management • Financial Services**

**Directors:** GO von Broembsen BA (LLB) (CEO), BN Cowie BCom (COO), A Serfontein BCom (Hons) (CAO)  
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Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

## SEARCH CRITERIA

Search Date	2025/11/10 11:59	Scheme Name	SS CARLSWALD CREEK
Reference	SHOBA	Scheme Number	9
Report Print Date	2025/11/10 12:00	Unit Number	148
Deeds Office	Pretoria		

## REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL SCHEME UNIT	Deed Office	PRETORIA
Unit Number	148	Diagram Deed Number	-
Scheme Name	SS CARLSWALD CREEK	Registered Size	144.0000 SQM
Scheme Number/Year	9/2012	Municipality	CITY OF JOHANNESBURG
Situated At	SUMMERSET EXT 21 1115,0	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.967417 / 28.104638

## OWNER INFORMATION (1)

SHOBA DALUBUHLE JABULANI		Owner 1 of 1	
Person Type	PRIVATE PERSON	Title Deed	ST82282/2017
Name	SHOBA DALUBUHLE JABULANI	Purchase Date	2017/07/17
ID Number		Purchase Price (R)	1 300 000
Share (%)	-	Registration Date	2017/11/09

## DISCLAIMER

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## MAPS

Satellite



Street



## PROPERTY INFORMATION

No property information to display

## MUNICIPAL VALUATION

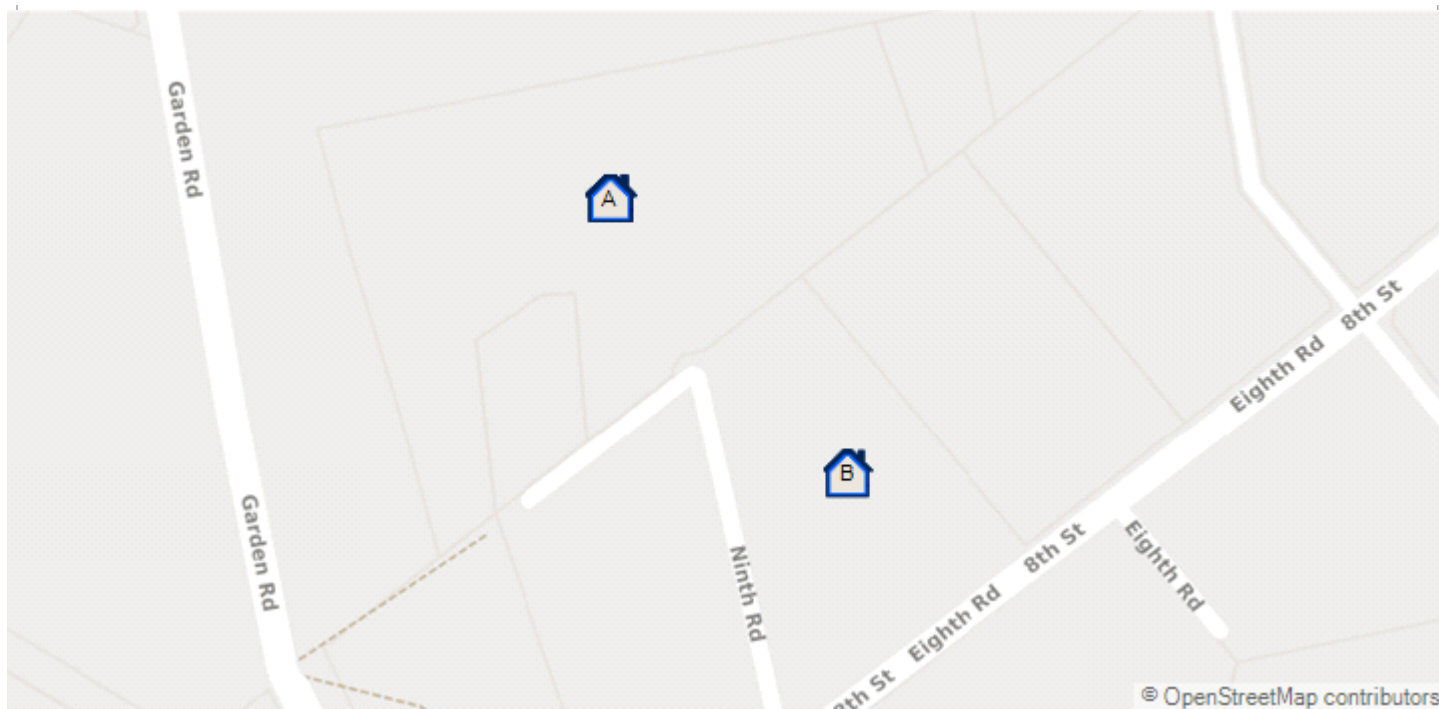
No municipal valuation to display

## SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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#### RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	105 NINTH ROAD, SUMMERSET	87	830 000	-	2024/07/14	2024/09/10
A	105 NINTH ROAD, SUMMERSET	87	980 000	-	2024/05/22	2024/08/26
A	105 NINTH ROAD, SUMMERSET	87	850 000	-	2024/05/21	2024/08/19
A	105 NINTH ROAD, SUMMERSET	118	1 200 000	-	2024/05/27	2024/07/16
A	105 NINTH ROAD, SUMMERSET	87	833 000	-	2023/08/16	2024/05/10
A	105 NINTH ROAD, SUMMERSET	139	1 450 000	-	2024/02/21	2024/04/26
A	105 NINTH ROAD, SUMMERSET	144	1 599 000	-	2023/04/03	2024/03/25
A	105 NINTH ROAD, SUMMERSET	144	1 650 000	-	2023/11/14	2024/03/06
A	105 NINTH ROAD, SUMMERSET	144	1 595 000	-	2023/08/24	2023/12/06
A	105 NINTH ROAD, SUMMERSET	78	875 000	-	2023/08/15	2023/10/16

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B	498 NINTH ROAD, NOORDWYK	90	1 116 000	217	2024/05/04	2024/07/23
A	105 NINTH ROAD, SUMMERSET	126	1 499 000	-	2023/01/01	2023/08/18
A	105 NINTH ROAD, SUMMERSET	87	910 000	-	2023/05/06	2023/06/29
B	498 NINTH ROAD, NOORDWYK	102	1 250 000	217	2023/10/30	2024/03/04
A	105 NINTH ROAD, SUMMERSET	78	860 000	-	2023/03/23	2023/05/25

#### SALES ANALYSIS

**15** properties used in the analysis.

*Note: Where there is no monetary value or extent it has been ignored.*

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	1 650 000	11 458	144
Average Priced Property	1 166 467	10 556	110
Lowest Priced Property	830 000	10 641	78

#### BONDS AND OTHER DOCUMENTS (3)

#	Document Number	Institution	Amount (R)
1	SK1998/2009S	-	-
2	SB47128/2017	FIRSTRAND BANK LTD	1 300 000
3	I-2848/2023AT	27102/2021	-

#### AMENITIES (7)

#	Name	Type	Distance (m)
1	SUMMERHILL PREPARATORY SCHOOL & NURSERY SCHOOL	EDUCATION	449
2	CHRIST CHURCH MIDRAND	TRANSPORT AND PUBLIC SERVICES	1 035
3	CHRIST CHURCH SCHOOL	EDUCATION	1 121
4	SAGEWOOD SCHOOL	EDUCATION	1 259
5	RUSSIAN ORTHODOX	TRANSPORT AND PUBLIC SERVICES	1 356
6	MIDRAND ENGLISH MEDIUM	EDUCATION	1 693

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	PRIMARY SCHOOL		
7	FUNDAMENTAL FOUNDATION ACADEMY	EDUCATION	1 754

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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Number of Sales

Key	Average Freehold Price (R)	Total Freehold Sales	Average Sectional Price (R)	Total Sectional Sales
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## ANNUAL TRENDS

Average Price

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Number of Sales

Key	Average Freehold Price (R)	Total Freehold Sales	Average Sectional Price (R)	Total Sectional Sales
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