

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	2024/04/23 11:43		
Reference	-		
Report Print Date	2024/04/23 11:44		
Property Details	-		

## REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T9755/1956
Farm Number	432	Registered Size	38.5125H
Portion Number	7	Municipality	MUN PLETTENBERG BAY
Farm Name	KRANS HOEK	Province	WESTERN CAPE
Registration Division	KNYSNA RD	Coordinates (Lat/Long)	-34.091126 / 23.303465
Deed Office	CAPE TOWN		

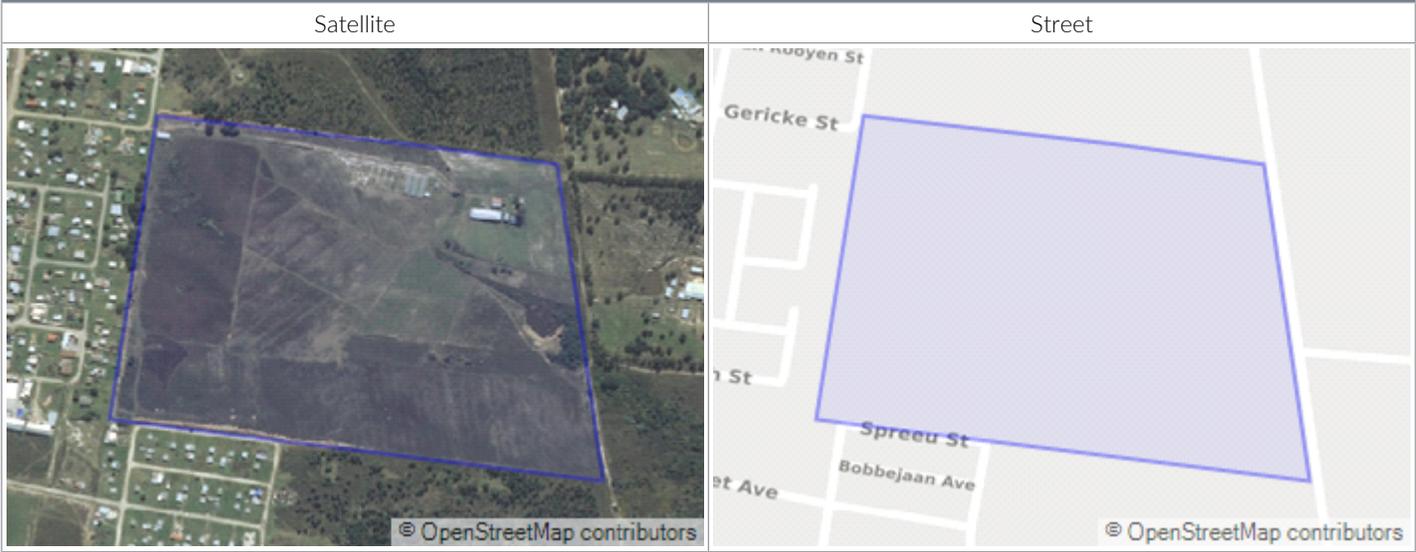
## OWNER INFORMATION (1)

KRANS DEVELOPMENT 7 PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	T50123/2023
Name	KRANS DEVELOPMENT 7 PTY LTD	Purchase Date	2023/03/30
Registration Number	202356979407	Purchase Price (R)	4 500 000
Share (%)	-	Registration Date	2023/11/22

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## MAPS



## PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

## ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

## GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

## OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

## MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

## 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 (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	390 000	4 500 000	-	2023/03/30	2023/11/22
B	,	140 000	3 500 000	628	2022/12/12	2023/06/12
C	,	26	4 800 000	663	2022/08/31	2022/11/18
D	,	60 000	6 900 000	821	2022/04/22	2022/09/26
E	,	90 000	3 000 000	1 202	2021/08/25	2022/10/31
F	,	30 000	220 000	1 334	2021/07/20	2021/10/07

#### SALES ANALYSIS

6 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	6 900 000	18	390 000
Average Priced Property	3 820 000	32	118 338
Lowest Priced Property	220 000	8 462	26

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#### BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	FARM KN 432/7	-	-

#### PROPERTY HISTORY (2)

#	Document	Amount (R)	Holder
1	T14844/2001	250 000	ERICAVILLE FARMING TRUST
2	T21180/1967	-	SAAYMAN STANLEY AUSTIN

#### AMENITIES (1)

#	Name	Type	Distance (m)
1	KRANSHOEK PRIMARY	EDUCATION	908

#### SUBURB TRENDS

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

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## SEARCH CRITERIA

Search Date	2024/04/23 11:42		
Reference	-		
Report Print Date	2024/04/23 11:42		
Property Details	-		

## REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T9756/1956
Farm Number	432	Registered Size	14.3879H
Portion Number	8	Municipality	MUN PLETTENBERG BAY
Farm Name	KRANS HOEK	Province	WESTERN CAPE
Registration Division	KNYSNA RD	Coordinates (Lat/Long)	-34.085571 / 23.304719
Deed Office	CAPE TOWN		

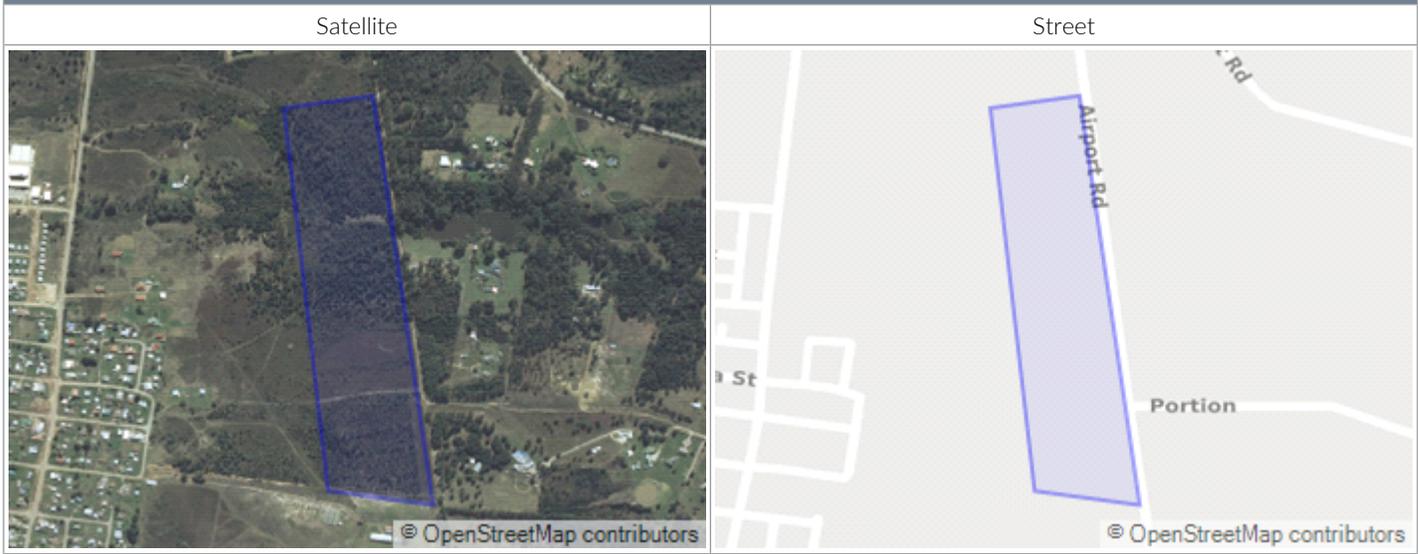
## OWNER INFORMATION (1)

KRANS DEVELOPMENT 8 PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	T23351/2023
Name	KRANS DEVELOPMENT 8 PTY LTD	Purchase Date	2022/12/12
Registration Number	202354471107	Purchase Price (R)	3 500 000
Share (%)	-	Registration Date	2023/06/12

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Kitchens	1	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

## MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

## SALES

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	140 000	3 500 000	-	2022/12/12	2023/06/12
B	,	26	4 800 000	267	2022/08/31	2022/11/18
C	,	60 000	6 900 000	254	2022/04/22	2022/09/26
D	,	390 000	4 500 000	628	2023/03/30	2023/11/22
E	,	70 000	1 000 000	1 159	2022/03/07	2022/08/30
F	,	50 000	1 500 000	1 238	2020/11/30	2021/05/26
G	,	9	3 500 000	1 283	2022/10/19	2022/12/20
H	,	30 000	1 200 000	1 252	2021/04/19	2021/06/17
I	,	90 000	7 500 000	1 291	2022/03/08	2022/09/07
J	,	7	1 130 000	1 289	2021/10/06	2022/03/03
K	,	30 000	220 000	1 303	2021/07/20	2021/10/07
L	,	70 000	1 800 000	1 368	2023/04/20	2023/06/14
L	,	70 000	800 000	1 368	2021/07/30	2022/04/21
M	,	140 000	3 500 000	1 401	2021/07/07	2021/09/06
N	,	70 000	1 200 000	1 444	2022/04/21	2022/10/10

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## 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	7 500 000	19	390 000
Average Priced Property	2 904 167	35	83 004
Lowest Priced Property	220 000	31 429	7

## BONDS AND OTHER DOCUMENTS (3)

#	Document Number	Institution	Amount (R)
1	VA-T3379/87-PEND REG BOX 224	2/5/2023	-
2	VA-T3379/1987-PEND REG BOX 224	12/04/2023	-
3	FARM KN 432/8	-	-

## PROPERTY HISTORY (3)

#	Document	Amount (R)	Holder
1	T3379/1987	4 000	KRANSHOEK C C
2	T22525/1979	-	FUNCK RUDOLF ERASMUS EBENEZER
3	T54613/1984	16 000	RENSBURG BJ & FE JANSE VAN M/I

## AMENITIES (1)

#	Name	Type	Distance (m)
1	KRANSHOEK PRIMARY	EDUCATION	1 050

## SUBURB TRENDS

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