

# Comparative Market Analysis for: 32 Olivia Road

Werner Prinsloo

Dicozest Pty Ltd

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## Property Details

### Property Overview



98 (m<sup>2</sup> / ha)

### Address

32 Olivia Road

Everleigh 1459

Boksburg

City of Ekurhuleni

Gauteng



### Details

Property Description

**SECTION NUMBER 209 OF  
THE SECTIONAL TITLE  
SCHEME 28/2017 KNOWN  
AS SS EVELEIGH HEIGHTS  
SITUATED ON ERF 517  
EVELEIGH EXT 28**

Deeds Extent

**98 (m<sup>2</sup> / ha)**

Surveyor General Extent

**25440 (m<sup>2</sup> / ha)**

Mapcode

**LC7.VGJ**

Municipal Valuation

**R 800,000**

Valuation Date

**2018-07-01**

Property Type

**Sectional Title**

Property Key

**T01R02360000051700000**

Erf Number

**517**

Unit Number

**00209**

Portion Number

**0**

Lat/Long









**-26.18916,28.24853**



## Deeds Overview

Title Deed Number	<b>ST33514/2024</b>	Transaction Amount	-
Capture Date	<b>03 Oct 2024</b>	Deeds Town	<b>EVELEIGH EXT 28</b>
Registration Date	<b>02 Oct 2024</b>	Deeds Office	<b>JOHANNESBURG</b>
Transaction Date	-		

## Current Owner

66.31%	BHOSHA JANICE ATIPASHE	190326	UNMARRIED
	 -	 -	
66.31%	BHOSHA SHANICE NYARADZO	170517	UNMARRIED
	 -	 -	
66.31%	BHOSHA LYDIA	8603061653187	UNMARRIED
	 -	 -	
66.31%	BHOSHA BERNICE KUNASHE	140819	UNMARRIED
	 -	 -	

## Bond Information

B9093/2015	MERCANTILE BANK LTD	21 Apr 2015	<b>R 60,000,000</b>
B6152/2016	MERCANTILE BANK LTD	16 Mar 2016	<b>R 61,100,000</b>
B20284/2013	MERCANTILE BANK LTD	08 Jul 2013	<b>R 7,000,000</b>

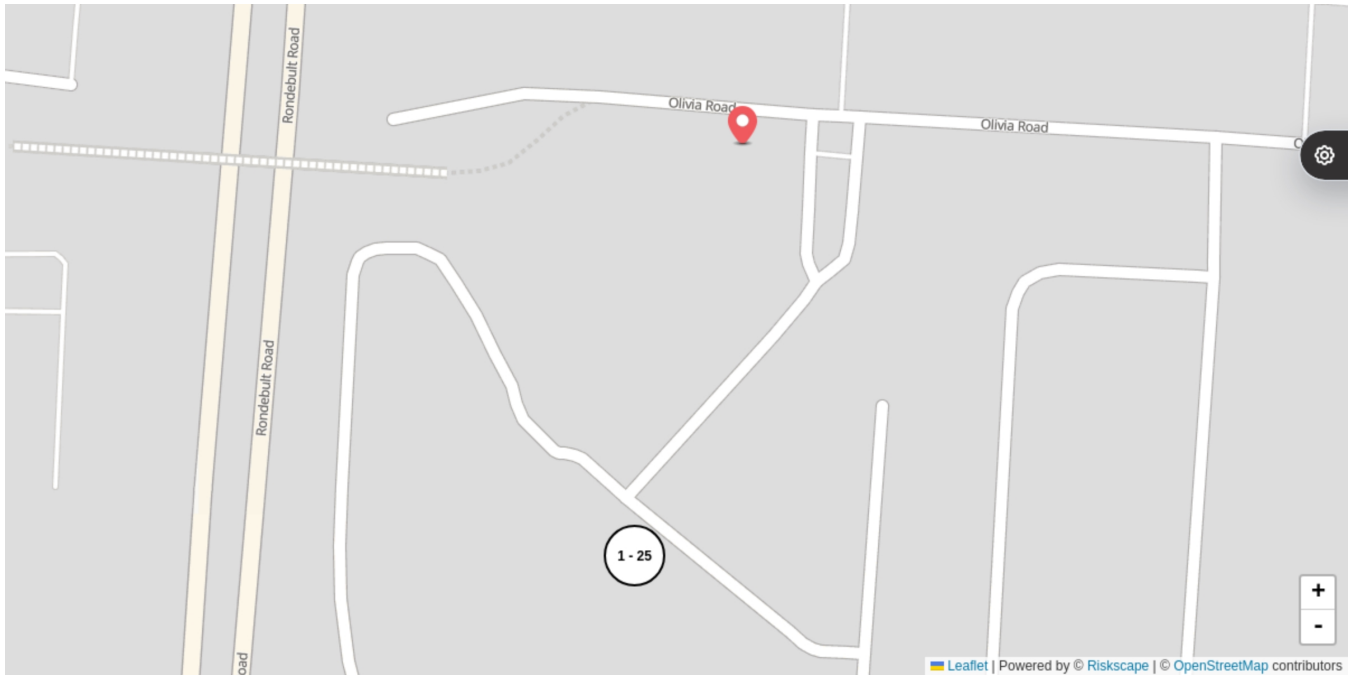
## Transfer History

Registration Date	Transaction Date	Transaction Amount
02 Oct 2024	-	-
05 Nov 2018	31 Aug 2018	<b>R 999,000</b>
16 Mar 2017	-	-



# Recent Sales and Registrations

Average Sale Price: R 953,480



Property Address									
Building Extent	Erf Extent	Unit Number	Erf Number	Transaction Date	Registration Date	Selling Price			
1	32 Olivia Road								
75 m <sup>2</sup>	-	00002	517	05 Dec 2016	06 Jun 2017	R 949,000	-	-	-
2	32 Olivia Road								
76 m <sup>2</sup>	-	00004	517	04 Jun 2016	09 Jan 2019	R 909,000	-	-	-
3	32 Olivia Road								
75 m <sup>2</sup>	-	00005	517	11 Jul 2021	22 Sep 2021	R 849,000	-	-	-
4	32 Olivia Road								
75 m <sup>2</sup>	-	00007	517	05 Sep 2025	20 Nov 2025	R 840,000	-	-	-
5	32 Olivia Road								
75 m <sup>2</sup>	-	00008	517	11 Nov 2024	03 Feb 2025	R 840,000	-	-	-
6	32 Olivia Road								
98 m <sup>2</sup>	-	00009	517	25 Jun 2020	23 Nov 2020	R 1,160,000	-	-	-
7	32 Olivia Road								
86 m <sup>2</sup>	-	00010	517	02 Aug 2017	29 Nov 2017	R 1,060,000	-	-	-
8	32 Olivia Road								
86 m <sup>2</sup>	-	00011	517	23 Dec 2025	27 Mar 2026	R 1,050,000	-	-	-
9	32 Olivia Road								
97 m <sup>2</sup>	-	00012	517	19 Jun 2025	29 Sep 2025	R 850,000	-	-	-
10	32 Olivia Road								
98 m <sup>2</sup>	-	00013	517	03 Feb 2021	17 Jun 2021	R 1,300,000	-	-	-
11	32 Olivia Road								
86 m <sup>2</sup>	-	00014	517	21 Aug 2017	16 Nov 2017	R 910,000	-	-	-
12	32 Olivia Road								
86 m <sup>2</sup>	-	00015	517	25 Mar 2017	14 Jun 2017	R 910,000	-	-	-
13	32 Olivia Road								
98 m <sup>2</sup>	-	00016	517	26 Apr 2024	02 Jul 2024	R 970,000	-	-	-
14	32 Olivia Road								
98 m <sup>2</sup>	-	00017	517	22 May 2018	13 Aug 2018	R 999,000	-	-	-



15	<b>32 Olivia Road</b>								
	86 m <sup>2</sup>	-	00018	517	17 Nov 2025	25 Feb 2026	R 855,000	-	-
16	<b>32 Olivia Road</b>								
	86 m <sup>2</sup>	-	00019	517	31 Jan 2017	28 Jun 2017	R 899,000	-	-
17	<b>32 Olivia Road</b>								
	97 m <sup>2</sup>	-	00020	517	07 Feb 2024	23 May 2024	R 980,000	-	-
18	<b>32 Olivia Road</b>								
	97 m <sup>2</sup>	-	00021	517	25 Nov 2023	08 Feb 2024	R 1,050,000	-	-
19	<b>32 Olivia Road</b>								
	86 m <sup>2</sup>	-	00022	517	31 May 2023	25 Aug 2023	R 930,000	-	-
20	<b>32 Olivia Road</b>								
	86 m <sup>2</sup>	-	00023	517	08 Dec 2017	27 Mar 2018	R 929,000	-	-
21	<b>32 Olivia Road</b>								
	97 m <sup>2</sup>	-	00024	517	19 Dec 2018	11 Mar 2019	R 1,000,000	-	-
22	<b>32 Olivia Road</b>								
	98 m <sup>2</sup>	-	00025	517	09 Jun 2017	17 Aug 2017	R 1,199,000	-	-
23	<b>32 Olivia Road</b>								
	98 m <sup>2</sup>	-	00026	517	12 May 2017	03 Oct 2017	R 1,199,000	-	-
24	<b>32 Olivia Road</b>								
	97 m <sup>2</sup>	-	00027	517	25 Apr 2018	19 Feb 2019	R 600,000	-	-
25	<b>32 Olivia Road</b>								
	98 m <sup>2</sup>	-	00028	517	25 Apr 2018	19 Feb 2019	R 600,000	-	-



## LOOM Estimation

Lower Boundary

LOOM Estimation

Upper Boundary

**R 980,000**

**R 1,050,000**

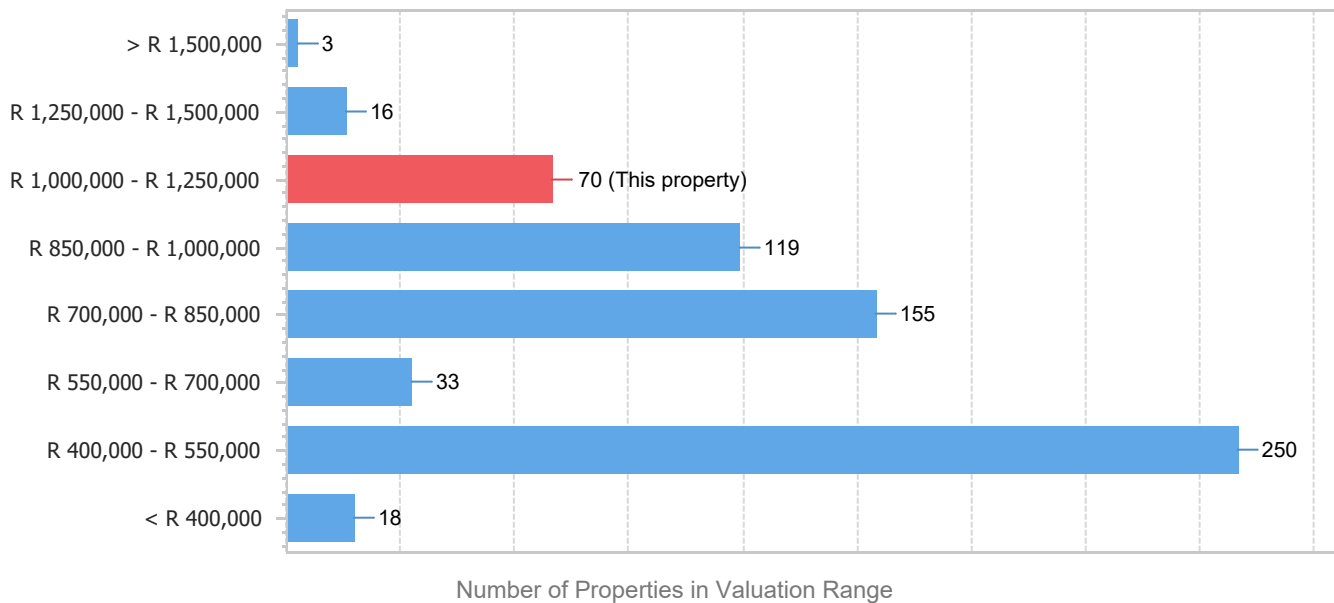
**R 1,340,000**



LOOM Estimate Confidence: **Low**

LOOM Estimate Date: -

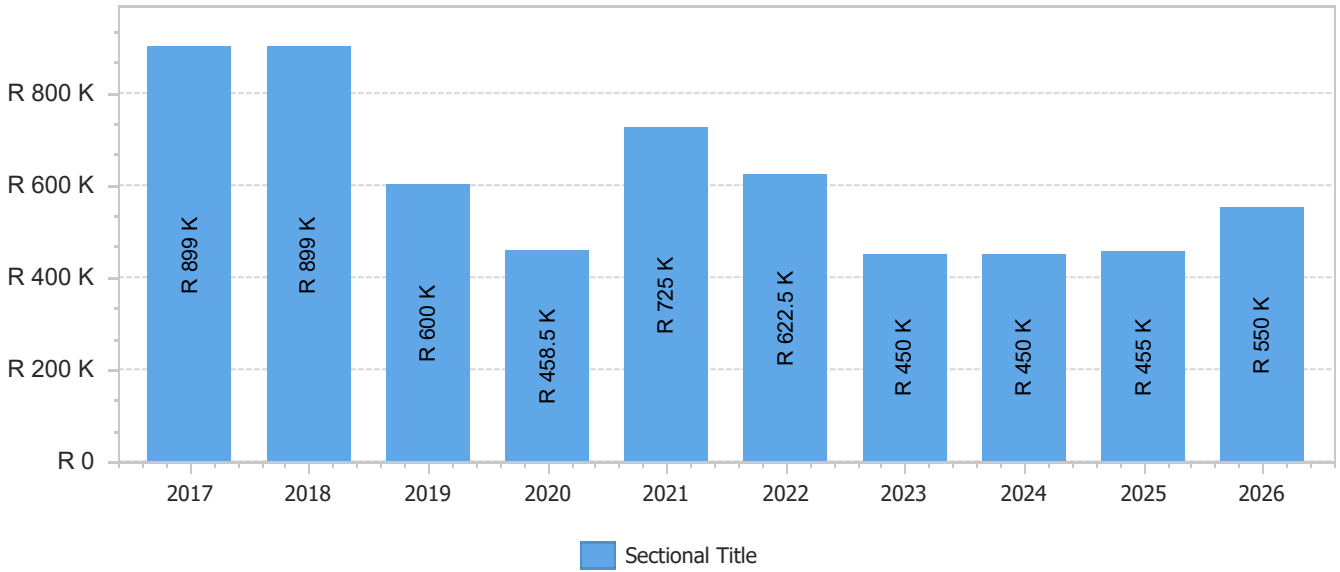
### Sectional Title



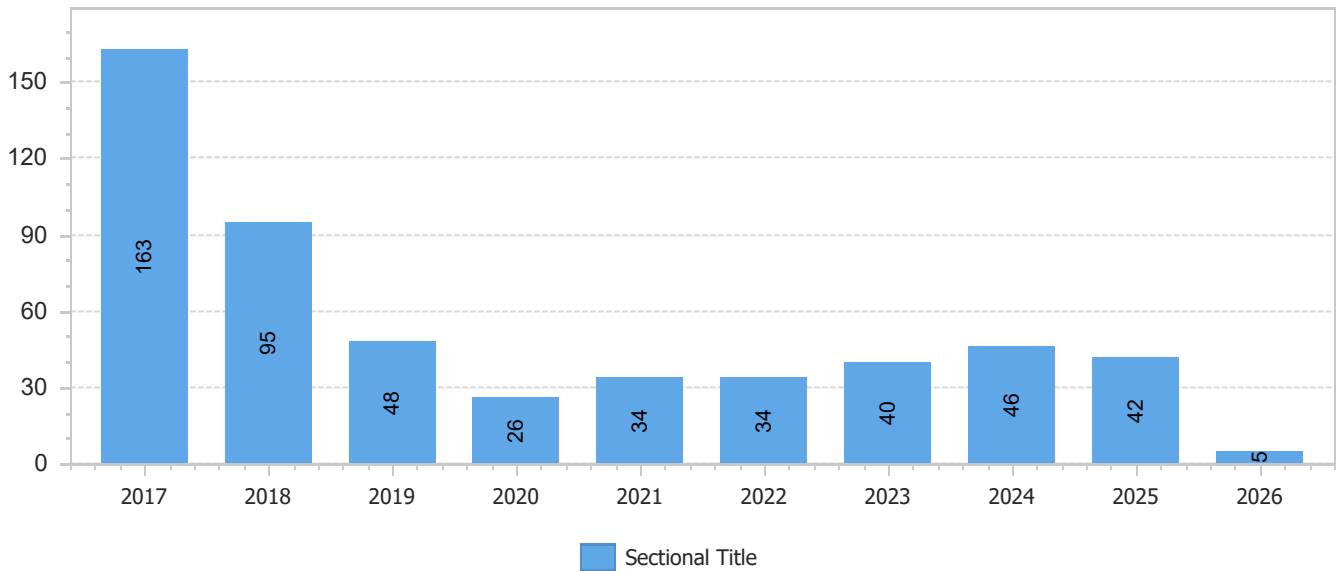


## Suburb Trends

### Median Price



### Number of Transfers



## Area Details

### Nearby Services



Police Station

**BOKSBURG NORTH**

2.60 km



Fire Brigade

**Leon Ferreira & Training Centre**

1.59 km



Public Hospital

**Thelle Mogoerane Regional Hospital**

26.38 km



Private Hospital

**Netcare Lakeview Hospital**

9.18 km



## Closest Education

Hoërskool Dr. E.G. Jansen Public - Secondary	<b>0.83 km</b>
Laerskool Concordia Public - Primary	<b>0.94 km</b>
Martin Primary School Public - Primary	<b>1.10 km</b>
Nova Pioneer Primary School Boksburg Private - Primary	<b>1.54 km</b>
Laerskool Goudrand Public - Primary	<b>1.55 km</b>
Excelsior Academic College Private - Combined	<b>1.58 km</b>
Sion Privaat Akademie Private - Combined	<b>1.60 km</b>
Boksburg Christian Academy Private - Combined	<b>2.27 km</b>
New Comet Primary School Public - Primary	<b>2.43 km</b>
Woodlands International College Private - Combined	<b>2.43 km</b>
Laerskool Westwood Public - Primary	<b>3 km</b>
Wit Deep Primary School Public - Primary	<b>3.06 km</b>
Hoërskool Voortrekker Public - Secondary	<b>3.44 km</b>
Didaskos Akademie Private - Combined	<b>3.63 km</b>
Boksburg High School Public - Secondary	<b>3.88 km</b>
St. Dominic's Catholic School for Girls Private - Combined	<b>3.88 km</b>
Summerfields Primary School Public - Primary	<b>3.93 km</b>
Laerskool Witfield Public - Primary	<b>4.12 km</b>
Reiger Park Secondary School Public - Secondary	<b>4.14 km</b>
Christian Brothers' College Boksburg Private - Combined	<b>4.21 km</b>

## Closest Shopping

Sasol Delight	<b>0.39 km</b>
Sasol Delight	<b>0.49 km</b>
Shell Shop	<b>0.59 km</b>
The Square	<b>0.68 km</b>
Ravenswood Shopping Centre	<b>0.71 km</b>
Sasol Delight	<b>0.85 km</b>
BP Shop	<b>0.99 km</b>
East Rand Retail Park	<b>1.10 km</b>
K90 Centre	<b>1.10 km</b>
Flamingo Centre	<b>1.18 km</b>
Dubai Centre	<b>1.19 km</b>
East Rand Mall	<b>1.25 km</b>
Caltex Fresh Stop	<b>1.29 km</b>
The Towers	<b>1.34 km</b>
Palms Centre	<b>1.34 km</b>
Sasol Delight	<b>1.40 km</b>
Pick n Pay Express	<b>1.43 km</b>
Engen Shop	<b>1.44 km</b>
Hibiscus Lifestyle Centre	<b>1.47 km</b>
East Point	<b>1.52 km</b>
Caltex Shop	<b>1.54 km</b>
Total Bonjour	<b>1.54 km</b>
East Rand Value Mall	<b>1.55 km</b>
Key Largo	<b>1.56 km</b>
Northrand Square	<b>1.65 km</b>

# Household Financial Index

\*Provides an assessed household income level based on property valuation and adjusted for number of earners, demographic ages, minimum wages, etc.on a SubPlace level

## Average Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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## Highest Frequency Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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**Emerging Middle is: R 185 533 to R 376 717**

# Suburb Population

Time	Population	Density	Category
Day	3987	2938	Very High
Night	2781	2049	Very High

# Crime Statistics

\*Provides crime statistics, based on police crime data, rolled out to a SubPlace level. Crime types include: burglary at non-residential premises, burglary at residential premises, theft of motor vehicle and motorcycle and theft out of or from motor vehicle

<b>Crime Index Category:</b>	Very Low	Low	Moderate	High	Very High
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**Low: 4.35 crimes per 1000 households (3.4 complexes, 3.4 estates)**

# Disclaimer

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