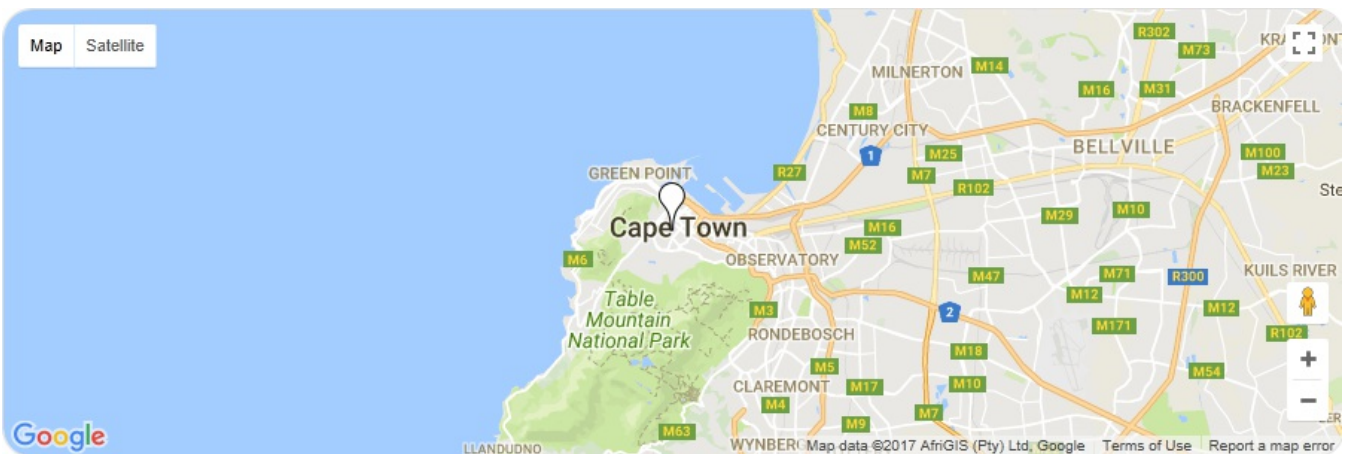


SHERIFF AUCTION REPORT

21 Cambelton Crescent, Parklands, Milnerton

Auction Information

Sheriff Region	Cape Town North HL
Auction Address	Mandatum Building, 46 Barrack St, Cape Town
Auction Date	19 September, 2017 @ 12:00
On Auction	21 Cambelton Crescent, Parklands, Milnerton
Case Number	4402/2017



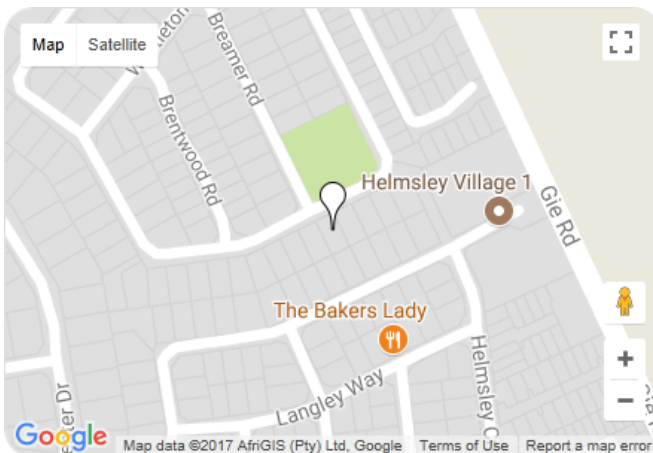
Sheriff	Ms AJL Tobias	Defendant's Attorneys	Marais MLler Hendricks Inc
	021-465-7560		Tel: (021) 943 3000
	082-466-6627		
	amanda@sheriffct.co.za		

Property Information

Property Type	ERF		
Erf Number	2627	Registered Size	332m ²
Portion Number		Municipality	City of Cape Town
Township	Parklands	Province	Western Cape
Registration division		Coordinates (Lat/Lng)	-33.810900 / 18.515580
Deeds Office	Cape Town	Title Deed	T37536/2013
Last Purchase Price	R1,900,000	Date Purchased	2013-01-04



Address 21 Cambelton Crescent, Parklands



Municipal Valuation

This section contains valuation details provided by the relevant municipality and represents the market value assessed for rates purposes as at the date of valuation

Municipal Valuation 1180000

Valuation Year 2015

Sales: Recently Registered

	<i>Address</i>	<i>Size (m²)</i>	<i>Price (R)</i>	<i>Distance (m)</i>	<i>Purchased</i>	<i>Transferred</i>
1.	93 Helmsley Crescent Parklands	331	1,480,000	36	2017-01-26	2017-04-07
2.	5 Breamar Road Parklands	350	680,000	66	2017-06-28	2017-08-25
3.	4 Helmsley Crescent Parklands	281	1,250,000	83	2017-04-28	2017-07-18
4.	9 Breamar Road Parklands	350	1,565,000	93	2017-04-15	2017-07-10
5.	4 Helmsley Crescent Parklands	281	976,000	83	2016-11-22	2017-03-15
6.	61 The Parklands	188	1,150,000	104	2017-01-23	2017-07-03
7.	4 Brentwood Road Parklands	200	930,000	62	2016-08-10	2016-11-11
8.	73 Helmsley Crescent Parklands	348	1,365,000	115	2017-03-27	2017-06-30
9.	16 Brentwood Road Parklands	200	1,230,000	114	2017-04-05	2017-05-19
10.	68 Helmsley Crescent Parklands	300	1,350,000	86	2016-09-30	2016-12-15
11.	70 Helmsley Crescent Parklands	317	1,550,000	68	2016-07-24	2016-10-31
12.	9 Breamar Road Parklands	350	661,000	93	2016-09-15	2016-12-12
13.	7 Breamar Road Parklands	350	1,250,000	80	2016-05-03	2016-10-07
14.	7 Brentwood Road Parklands	200	865,000	107	2016-09-06	2016-12-01
15.	40 Cambelton Crescent Parklands	348	1,450,000	124	2016-10-19	2017-02-02

Sales: Analysis

	<i>Price (R)</i>	<i>Price / m²</i>	<i>Size (m²)</i>
Average	1,188,547	4,032	295
Highest	1,989,000	2,991	665
Lowest	300,000	1,351	222

Sales: Pending Registration

	<i>Address</i>	<i>Size (m²)</i>	<i>Price (R)</i>	<i>Distance (m)</i>	<i>Purchased</i>	<i>Transferred</i>
1.	25 Cambelton Crescent Parklands	332		26	-	-
2.	14 Helmsley Crescent Parklands	286	1,480,000	156	-	-
3.	22 The Parklands	222	300,000	185	-	-
4.	1 Wigam Way Parklands	655	1,350,000	223	-	-
5.	15 The Parklands	184	980,000	223	-	-
6.	17 Helmsley Crescent Parklands	363	1,550,000	244	-	-
7.	7 Wigam Way Parklands	665	1,989,000	293	-	-
8.	54 Parklands Main Road Parklands	169	875,000	343	-	-
9.	56 Parklands Main Road Parklands	9,067		341	-	-
10.	Parklands, 7261, 0	168	1,090,000	402	-	-
11.	Parklands, 7258, 0	175	1,169,000	419	-	-
12.	3c Fernwood Close Parklands	162	1,195,000	423	-	-
13.	Parklands, 7326, 0	160	1,185,000	584	-	-
14.	18 Earls Wood Road Parklands	325	1,500,000	600	-	-
15.	7 Earls Wood Close Parklands	325	864,319	622	-	-

Owner Information

	<i>ID Number</i>	<i>Purchase Price (R)</i>	<i>Purchased</i>	<i>Registered</i>	<i>Title Deed</i>	<i>Share (%)</i>
***** **	***** **	950,000.00	2013-01-04	2013-08-01	T37536/2013	-
***** **	***** **	950,000.00	2013-01-04	2013-08-01	T37536/2013	-

Bonds & Other Endorsements

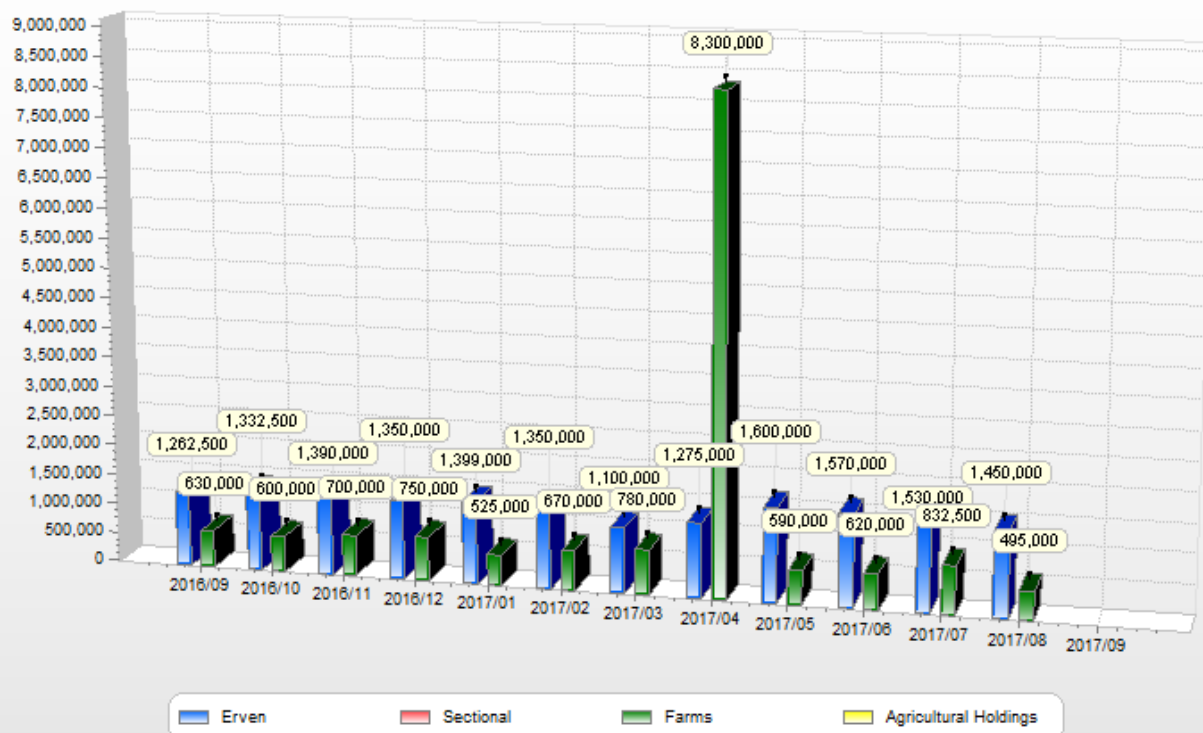
	<i>Holder</i>	<i>Amount</i>
GENERAL	Town Parklands ,Erf 1973 ,Prtn 0	-
I-2809/2	4402/2017	-
B20960/2	Standard Bank of South Africa Ltd	712,500.00

Transfer History

	<i>Bond Holder</i>	<i>Amount</i>
T42082/2011	Basson Ronald Desmond	875,000.00
T42082/2011	Evertson Samantha Winnifred	875,000.00
B22289/2011		980,000.00
B29605/2009		960,000.00
T54714/2009	Koschorrek Thomas Georg Felix	850,000.00
T56025/2005	Druian Warrick Hilton	820,000.00
T108200/2003	French Shane	489,000.00
B69971/2003		494,500.00
B50312/2002		450,000.00
T71393/2002	Darwin Inv 1480 C C	102,000.00
T62433/2002	MIInerton Estates Ltd	-

Suburb Trends: Monthly Sales (R)

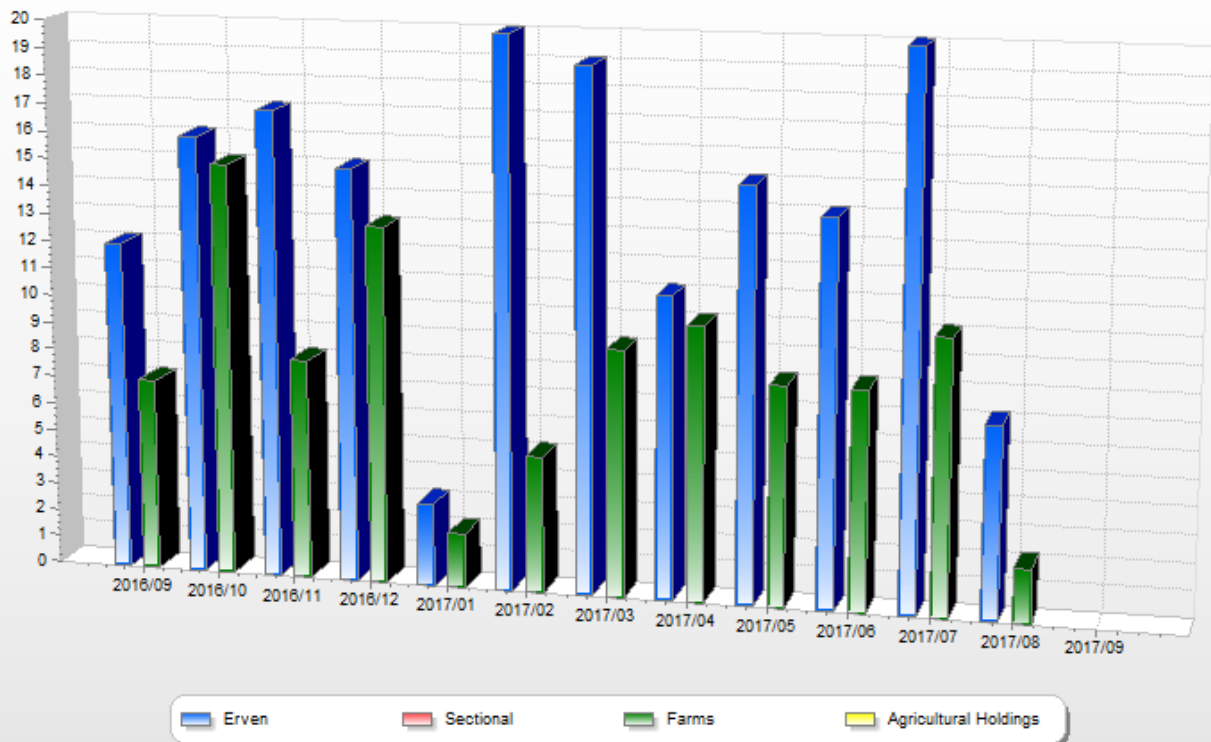
Average monthly sale price per property type (Rands)



		<i>Erven (R)</i>	<i>Sectional (R)</i>	<i>Farms (R)</i>	<i>Agricultural Holdings (R)</i>
2016	September	1,262,500	-	630,000	-
	October	1,332,500	-	600,000	-
	November	1,390,000	-	700,000	-
	December	1,350,000	-	750,000	-
2017	January	1,399,000	-	525,000	-
	February	1,350,000	-	670,000	-
	March	1,100,000	-	780,000	-
	April	1,275,000	-	8,300,000	-
	May	1,600,000	-	590,000	-
	June	1,570,000	-	620,000	-
	July	1,530,000	-	832,500	-
	August	1,450,000	-	495,000	-
	September	-	-	-	-

Suburb Trends: Monthly Sales (volume)

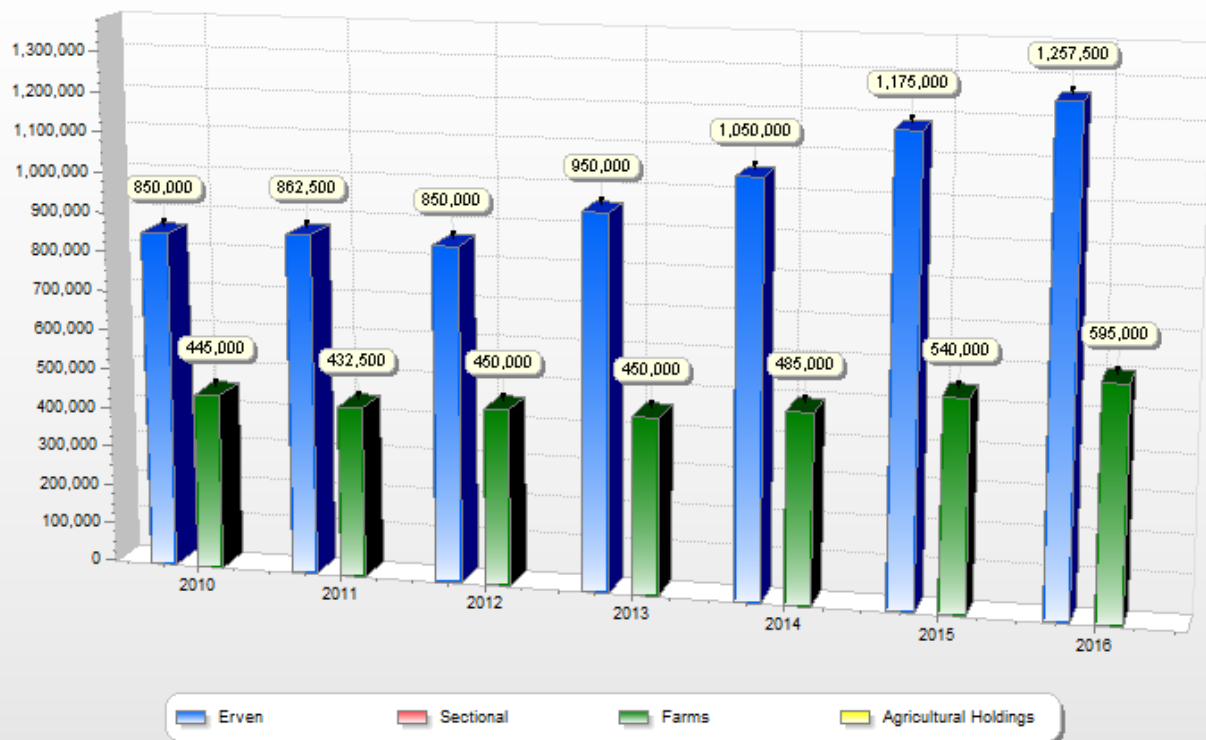
Suburb Trends: Total monthly sales per property type (volume)



		<i>Erven</i>	<i>Sectional</i>	<i>Farms</i>	<i>Agricultural Holdings</i>
2016	September	12	-	7	-
	October	16	-	15	-
	November	17	-	8	-
	December	15	-	13	-
2017	January	3	-	2	-
	February	20	-	5	-
	March	19	-	9	-
	April	11	-	10	-
	May	15	-	8	-
	June	14	-	8	-
	July	20	-	10	-
	August	7	-	2	-
	September	-	-	-	-

Suburb Trends: Annual Sales (R)

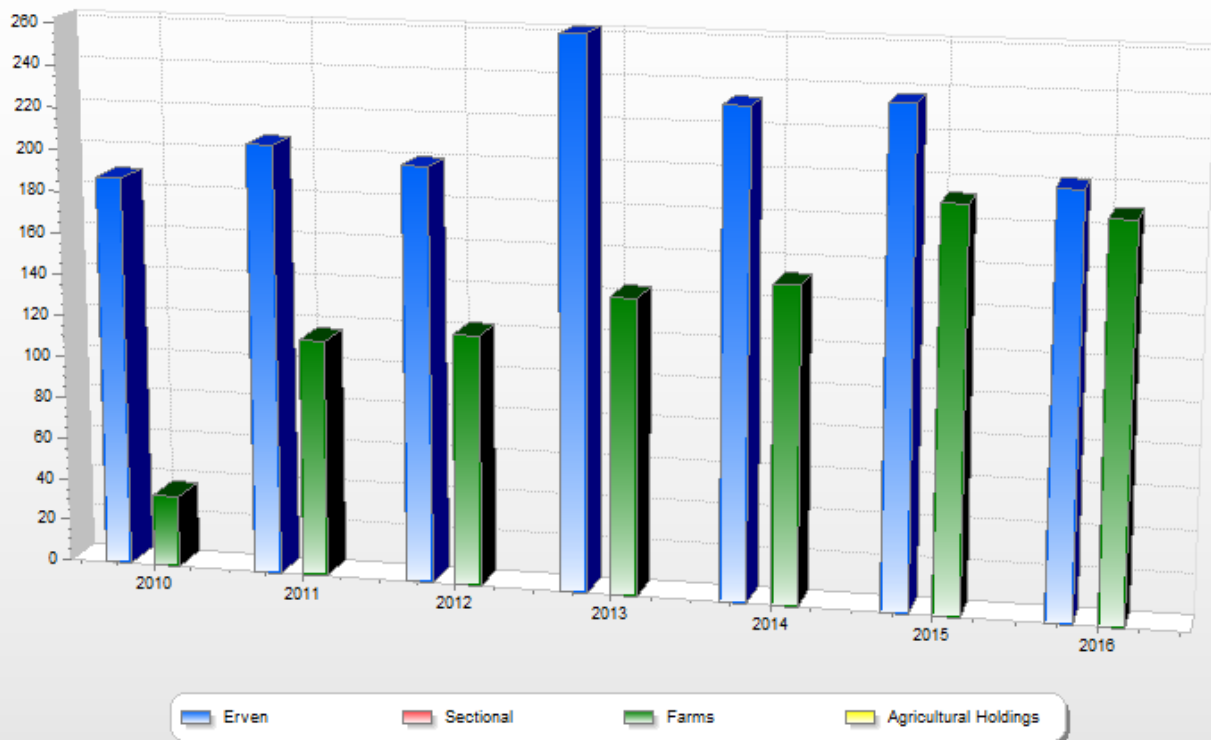
Suburb Trends: Average annual sale price per property type (Rands)



	<i>Erven (R)</i>	<i>Sectional (R)</i>	<i>Farms (R)</i>	<i>Agricultural Holdings (R)</i>
2010	850,000	-	445,000	-
2011	862,500	-	432,500	-
2012	850,000	-	450,000	-
2013	950,000	-	450,000	-
2014	1,050,000	-	485,000	-
2015	1,175,000	-	540,000	-
2016	1,257,500	-	595,000	-

Suburb Trends: Annual Sales (volume)

Suburb Trends: Total annual sales per property type (volume)



	<i>Erven</i>	<i>Sectional</i>	<i>Farms</i>	<i>Agricultural Holdings</i>
2010	187	-	34	-
2011	206	-	114	-
2012	198	-	120	-
2013	262	-	141	-
2014	232	-	151	-
2015	235	-	191	-
2016	200	-	187	-

1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.

1.3 Payment of registration fee of R10 000.00 (refundable) in cash or bank guaranteed cheque.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard): A residential dwelling comprising out of: OPEN PLAN LOUNGE/DINING ROOM/TV ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, SWIMMING POOL.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, GOODWOOD and at the offices of the undersigned.

5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Tyger Valley 30 August 2017.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc. 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 9433000. Ref: MJT/YS/ZA8367.

AUCTION

Case No: **4402/2017**

IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (PLAINTIFF) AND CHRISTIAN ENAUN IKOLO, DATE OF BIRTH: 6 MAY 1982 (FIRST DEFENDANT) AND

MARIE-LOUISE TSHIONZA MUENY IKOLO, DATE OF BIRTH: 2 DECEMBER 1984 (SECOND DEFENDANT)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

19 September 2017, 12:00, AT THE PREMISES KNOWN AS 21 CAMBELTON CRESCENT, PARKLANDS

In execution of a judgment of the above honourable court dated 22 May 2017, the undermentioned immovable property will be sold in execution on TUESDAY, 19 SEPTEMBER 2017 at 12:00 at the PREMISES known as 21 CAMBELTON CRESCENT, PARKLANDS

ERF 2627, PARKLANDS, in the City of Cape Town, Cape Division, Western Cape Province; In Extent: 332 square metres, Held by Deed of Transfer No T37536/2013

ALSO KNOWN AS: 21 CAMBELTON CRESCENT, PARKLANDS

CONDITIONS OF SALE:

1. The sale is subject to:

1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).

1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

3 BEDROOMS, ONE AND HALF BATHROOMS, LOUNGE, KITCHEN, DOUBLE GARAGE.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, CAPE TOWN NORTH and at the offices of the undersigned.

5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Tyger Valley 30 August 2017.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc. 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 943 3000. Ref: T R de Wet/YS/ZA8821.