

8 Stephen Road, Tokai, Cape Town

Portion 0, Erf 6977, Township Constantia, Deeds Office Cape Town, City of Cape Town Metropolitan Municipality

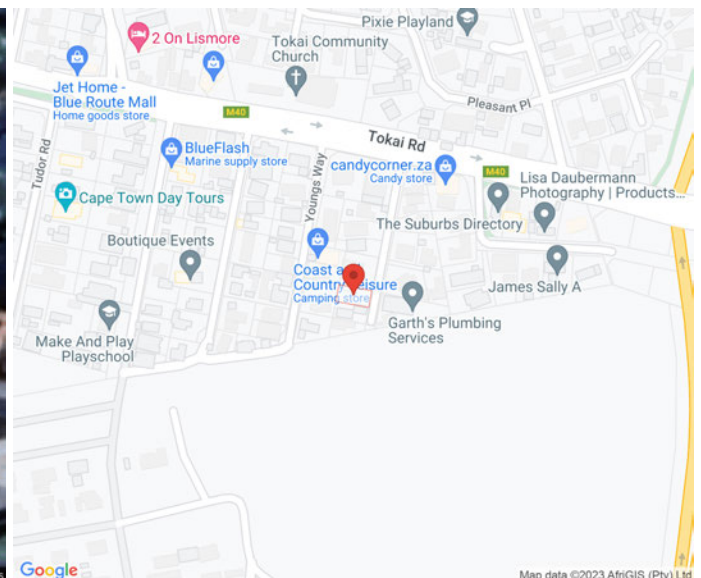
Property Information

Deeds Office:	Cape Town	Street Address:	8 Stephen Road
Property Type:	Erf	Suburb:	Tokai
Township:	Constantia	City:	Cape Town
Erf Number:	6977	Province:	Western Cape
Portion:	0	Postal Code:	7945
Erf Size:	495m ²	Coordinates:	-34.065044, 18.444719
		LPI Code:	C01600110000697700000
		Municipality:	City of Cape Town

Transfer Information

Sales Date:	24 Sep 2022	Sale Price:	R 3 950 000
Transfer Date:	1 Dec 2022	Title Deed:	[REDACTED]
Buyers:	[REDACTED]	Sellers:	[REDACTED]

Maps



Last Transfer of this Property

Buyers

Buyer Name	ID Number	Marital Status	Type	Share
[REDACTED]	[REDACTED]	Married Out	Private Person	50%
[REDACTED]	[REDACTED]	Married Out	Private Person	50%

Sellers

Seller Name	ID Number	Marital Status	Type
[REDACTED]	[REDACTED]	Married Out	Private Person

Transfer History (up to last 10 transfers)

Transfer Date	Sales Date	Title Deed	Buyers	Sellers	Sale Price	Bulk Transfer
1 Dec 2022	24 Sep 2022	[REDACTED]	[REDACTED]	[REDACTED]	R 3 950 000	-
25 Sep 2015	25 Jul 2015	[REDACTED]	[REDACTED]	[REDACTED]	R 3 250 000	-
11 Nov 1998	18 Sep 1998	[REDACTED]	[REDACTED]	[REDACTED]	R 460 000	-

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Bonds

Bond Holder	Bond Number	Bond Owner Name	Registration Date	Bond Amount
Nedbank Ltd	[REDACTED]	[REDACTED]	1 Dec 2022	R 3 956 037
-	[REDACTED]	[REDACTED]	-	-

Endorsements

No endorsements found on this property

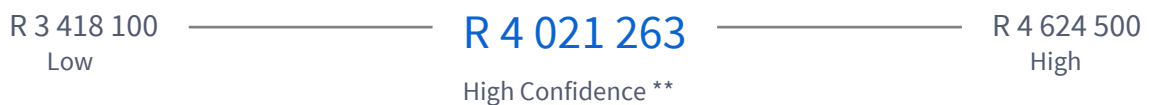
Valuations

Municipal Valuation

Municipal Value: R 3 700 000 **Valuation Date:** 2 Jul 2018
Municipality: City Of Cape Town **Zoning:** RESIDENTIAL

Automated Valuation

Estimated Value Range *



* Property24’s estimated valuation is calculated using an automated statistical model and aims to indicate the potential value of the property, based on available recent sales data such as property type, price and location. The estimated valuation is indicative, and cannot be relied upon as a professional valuation or an accurate market value of the property as determined by a valuer. Always supplement this information with input from a registered Professional Practitioner of Real Estate.

** The more data we have for an area, the more accurate our estimated valuations will be. We display confidence intervals of high, medium and low to provide an indication of confidence. As an example, the lower the confidence, the wider the estimate valuation range will be.

Latest Transfers in Stephen Road, Tokai



Average Price: R 3 136 071 **Median Price:** R 3 650 000

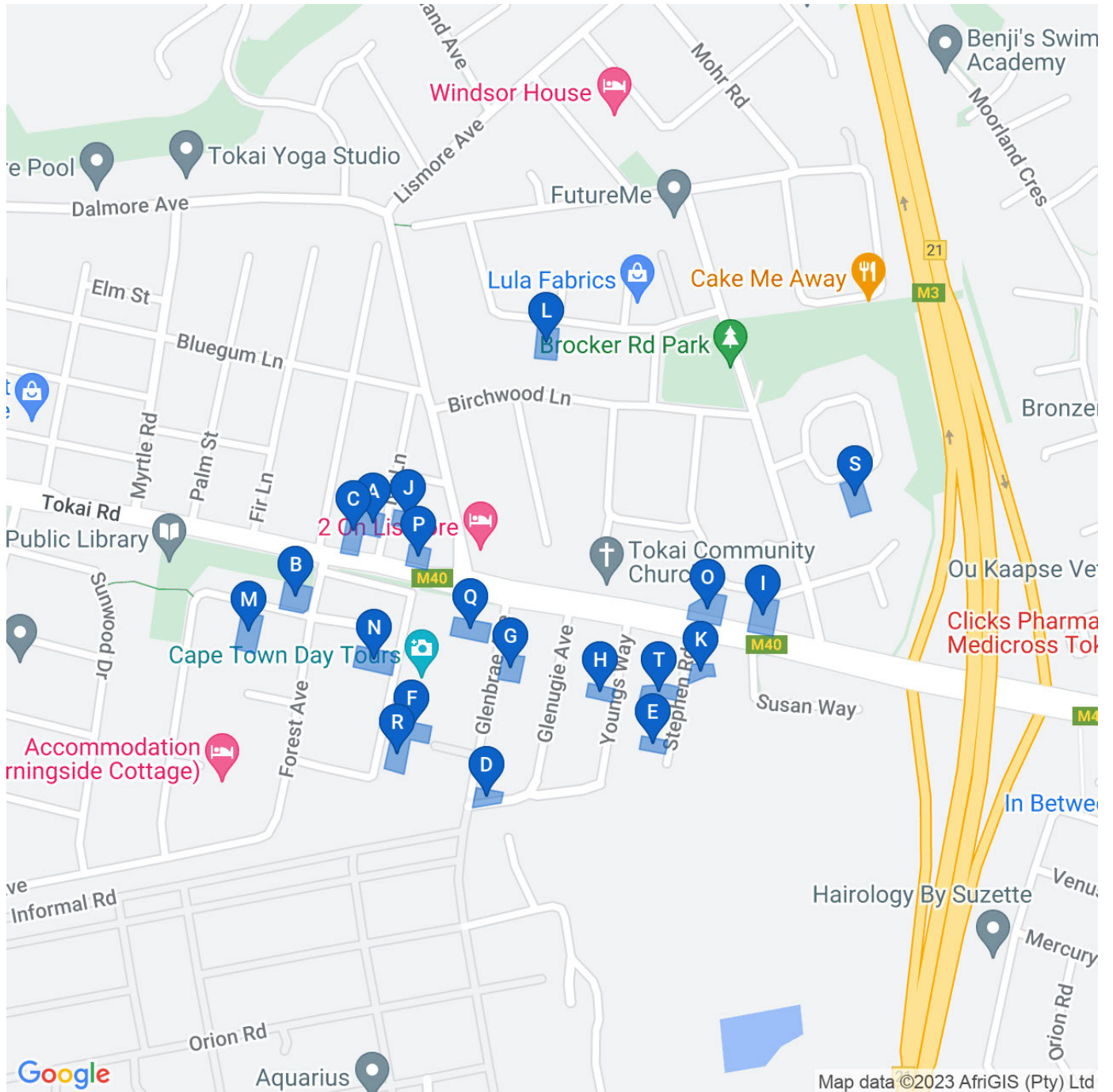
#	Transfer Date	Sale Date	Street Address	Official Description	Sale Price	Size	Price p/m ²	Distance
A	1 Dec 2022	24 Sep 2022	8 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 6977, 0	R 3 950 000	495m ²	R 7 980	0m
B	14 Oct 2022	12 Jul 2022	1B Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12357, 0	R 4 200 000	500m ²	R 8 400	100m
C	29 Apr 2022	22 Jan 2022	4A Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12950, 0	R 4 050 000	709m ²	R 5 712	61m
D	29 Jan 2021	23 Nov 2020	4 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12949, 0	R 3 650 000	728m ²	R 5 014	78m
E	4 Jun 2015	-	3A Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 13195, 0	DONATION	601m ²	-	89m
F	29 Nov 2013	1 Oct 2013	1 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12356, 0	R 2 250 000	500m ²	R 4 500	119m
G	25 Feb 2013	26 Oct 2012	3 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 13336, 0	R 3 550 000	700m ²	R 5 071	65m
H	6 Dec 2010	-	Bulk Transfer 6 Stephen Road Tokai, Cape Town 4B Stephen Road Tokai, Cape Town	2 Properties Erf, Cape Town Constantia, 7672, 0 Erf, Cape Town Constantia, 12951, 0	VESTING	2 629m ² 2 083m ² 546m ²	-	23m 46m
I	21 Jun 2005	-	5 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 4269, 0	ESTATE	1 067m ²	-	49m

J 1 Oct 1999 26 Jul 1999 12 Stephen Road Erf, Cape Town R 302 500 392m² R 772 30m
Tokai, Cape Town Constantia, 4285, 0

Sales Summary

# of Transfers	10	Highest Price	R 4 200 000	Biggest Size	2 083m ²	Highest Price/m²	R 8 400
Newest Transfer	1 Dec 2022	Average Price	R 3 136 071	Average Size	778m ²	Average Price/m²	R 5 350
Oldest Transfer	1 Oct 1999	Lowest Price	R 302 500	Lowest Size	392m ²	Lowest Price/m²	R 772

Latest Transfers within 500m



Average Price: R 4 758 684

Median Price: R 4 250 000

#	Transfer Date	Sale Date	Street Address	Official Description	Sale Price	Size	Price p/m ²	Distance
A	20 Mar 2023	3 Jan 2023	3 Ivy Lane Tokai, Cape Town	Erf, Cape Town Constantia, 6854, 0	R 4 000 000	560m ²	R 7 143	413m
B	1 Mar 2023	11 Nov 2022	2 Mountain View Crescent Tokai, Cape Town	Erf, Cape Town Constantia, 4342, 0	R 5 750 000	1 030m ²	R 5 583	449m
C	18 Jan 2023	20 Sep 2022	42 Tokai Road Tokai, Cape Town	Erf, Cape Town Constantia, 3864, 0	R 3 950 000	1 119m ²	R 3 530	426m
D	19 Dec 2022	23 Sep 2022	27 Glenbrae Avenue Tokai, Cape Town	Erf, Cape Town Constantia, 7520, 0	R 3 450 000	582m ²	R 5 928	203m
E	1 Dec 2022	24 Sep 2022	8 Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 6977, 0	R 3 950 000	495m ²	R 7 980	0m
F	30 Nov 2022	21 Aug 2022	15 Tudor Road Tokai, Cape Town	Erf, Cape Town Constantia, 8959, 0	R 5 600 000	901m ²	R 6 215	281m
G	11 Nov 2022	14 Sep 2022	9 Glenbrae Avenue Tokai, Cape Town	Erf, Cape Town Constantia, 13963, 0	R 5 200 000	793m ²	R 6 557	187m
H	28 Oct 2022	15 Aug 2022	10 Youngs Way Tokai, Cape Town	Erf, Cape Town Constantia, 7420, 0	R 4 665 000	496m ²	R 9 405	86m
I	25 Oct 2022	12 Aug 2022	3 Pleasant Place Tokai, Cape Town	Erf, Cape Town Constantia, 3966, 0	R 6 500 000	1 248m ²	R 5 208	196m
J	17 Oct 2022	-	6 Ivy Lane Tokai, Cape Town	Erf, Cape Town Constantia, 3881, 0	ESTATE	684m ²	-	385m
K	14 Oct 2022	12 Jul 2022	1B Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12357, 0	R 4 200 000	500m ²	R 8 400	100m
L	4 Oct 2022	1 Jul 2022	11 Resthaven Drive Tokai, Cape Town	Erf, Cape Town Constantia, 3901, 0	R 5 400 000	913m ²	R 5 915	481m
M	6 Sep 2022	2 Jun 2022	5 Mountain View Crescent Tokai, Cape Town	Erf, Cape Town Constantia, 4348, 0	R 3 800 000	1 096m ²	R 3 467	487m
N	15 Aug 2022	1 Jun 2022	10 Tudor Road Tokai, Cape Town	Erf, Cape Town Constantia, 4329, 0	R 6 450 000	1 150m ²	R 5 609	338m
O	5 Jul 2022	21 Dec 2021	7 Pleasant Place Tokai, Cape Town	Erf, Cape Town Constantia, 3968, 0	R 5 500 000	1 195m ²	R 4 603	168m
P	29 Jun 2022	2 Apr 2022	36 Tokai Road Tokai, Cape Town	Erf, Cape Town Constantia, 3878, 0	R 5 850 000	630m ²	R 9 286	349m
Q	24 Jun 2022	27 Jan 2022	4 Glenbrae Avenue Tokai, Cape Town	Erf, Cape Town Constantia, 8249, 0	R 4 250 000	962m ²	R 4 418	250m
R	23 Jun 2022	12 Feb 2022	17 Tudor Road Tokai, Cape Town	Erf, Cape Town Constantia, 8956, 0	R 4 150 000	906m ²	R 4 581	297m

S	1 Jun 2022	13 Feb 2022	21 Bergzicht Circle Tokai, Cape Town	Erf, Cape Town Constantia, 4054, 0	R 3 700 000	1 031m ²	R 3 589	370m
T	29 Apr 2022	22 Jan 2022	4A Stephen Road Tokai, Cape Town	Erf, Cape Town Constantia, 12950, 0	R 4 050 000	709m ²	R 5 712	61m

Sales Summary

# of Transfers	20	Highest Price	R 6 500 000	Biggest Size	1 248m ²	Highest Price/m²	R 9 405
Newest Transfer	20 Mar 2023	Average Price	R 4 758 684	Average Size	850m ²	Average Price/m²	R 5 954
Oldest Transfer	29 Apr 2022	Lowest Price	R 3 450 000	Lowest Size	495m ²	Lowest Price/m²	R 3 467

Annual Suburb Trends for Tokai, Cape Town

Sold Erven



Year	Number of Sales	Avg. Sales Price (R)
2014	151	R 2 900 000
2015	141	R 3 725 000
2016	108	R 3 835 000
2017	139	R 4 195 000
2018	96	R 4 472 500
2019	75	R 3 875 000
2020	93	R 3 797 500
2021	159	R 4 135 000
2022	127	R 4 607 500
2023	21	R 4 995 000

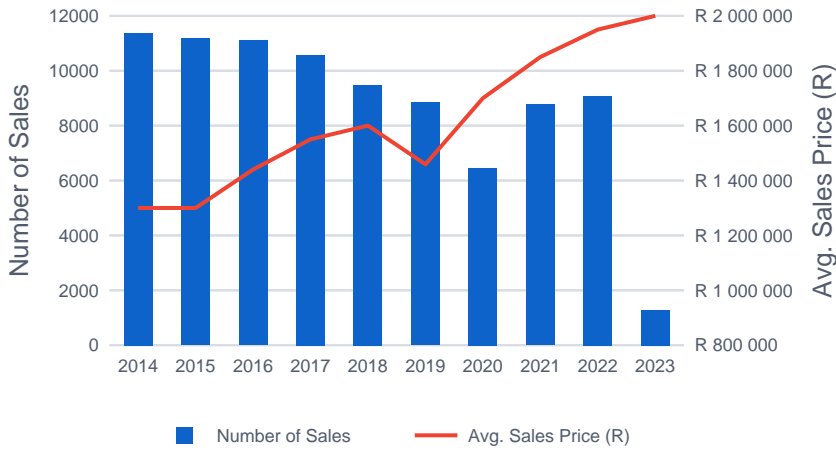
Sold Sectional Scheme Units



Year	Number of Sales	Avg. Sales Price (R)
2014	40	R 1 100 000
2015	47	R 1 450 000
2016	56	R 1 850 000
2017	157	R 1 800 000
2018	66	R 1 950 000
2019	27	R 1 500 000
2020	10	R 1 250 000
2021	41	R 1 600 000
2022	44	R 2 372 500
2023	6	R 1 875 000

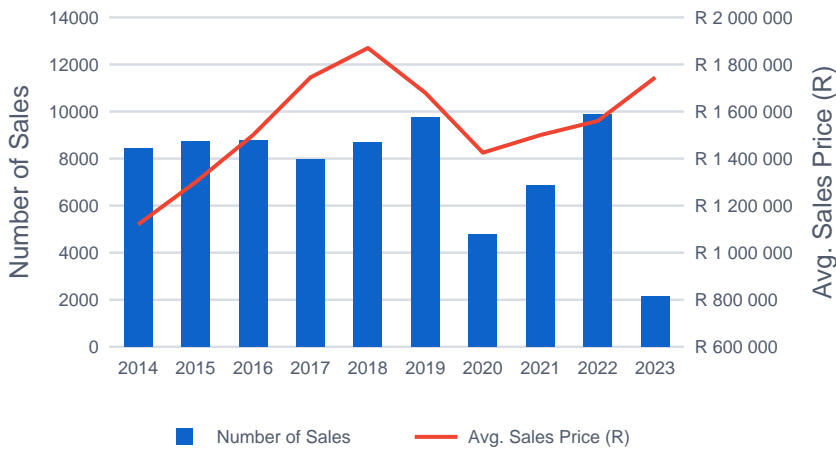
Annual City Trends for Cape Town, Western Cape

Sold Erven



Year	Number of Sales	Avg. Sales Price (R)
2014	11 369	R 1 300 000
2015	11 168	R 1 300 000
2016	11 093	R 1 440 000
2017	10 568	R 1 550 000
2018	9 482	R 1 600 000
2019	8 847	R 1 459 000
2020	6 455	R 1 700 000
2021	8 761	R 1 850 000
2022	9 077	R 1 950 000
2023	1 276	R 2 000 000

Sold Sectional Scheme Units

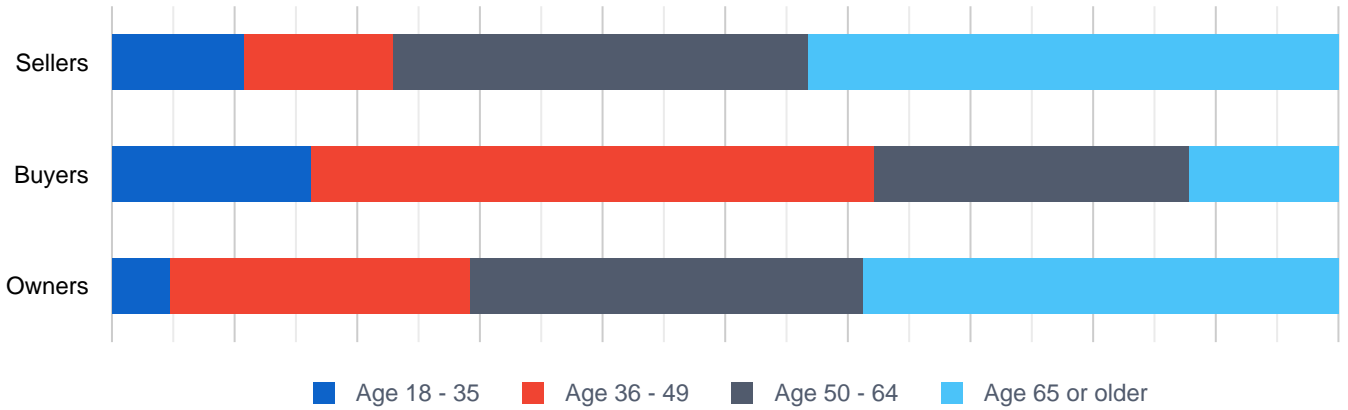


Year	Number of Sales	Avg. Sales Price (R)
2014	8 431	R 1 120 000
2015	8 730	R 1 300 000
2016	8 783	R 1 500 000
2017	7 985	R 1 745 000
2018	8 699	R 1 870 000
2019	9 761	R 1 679 000
2020	4 785	R 1 425 000
2021	6 863	R 1 500 000
2022	9 862	R 1 560 000
2023	2 128	R 1 745 000

Age Profile for Tokai, Cape Town

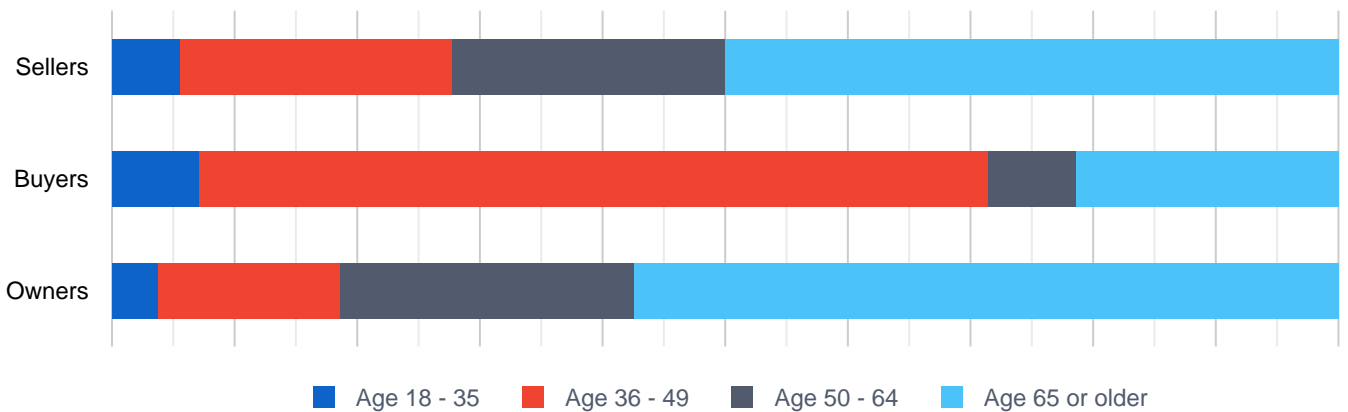
These graphs shows the property buying and selling trends relative to age in Tokai, Cape Town, as registered in the South African Deeds office. Buyers and Sellers are those who have appeared in a registered transfer in their respective roles within the last 6 months, while owners are those who purchased their property more than 6 months ago.

Erf Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	8	12	108
36 - 49	9	34	553
50 - 64	25	19	726
65 or older	32	9	877

Sectional Scheme Unit Age Profile

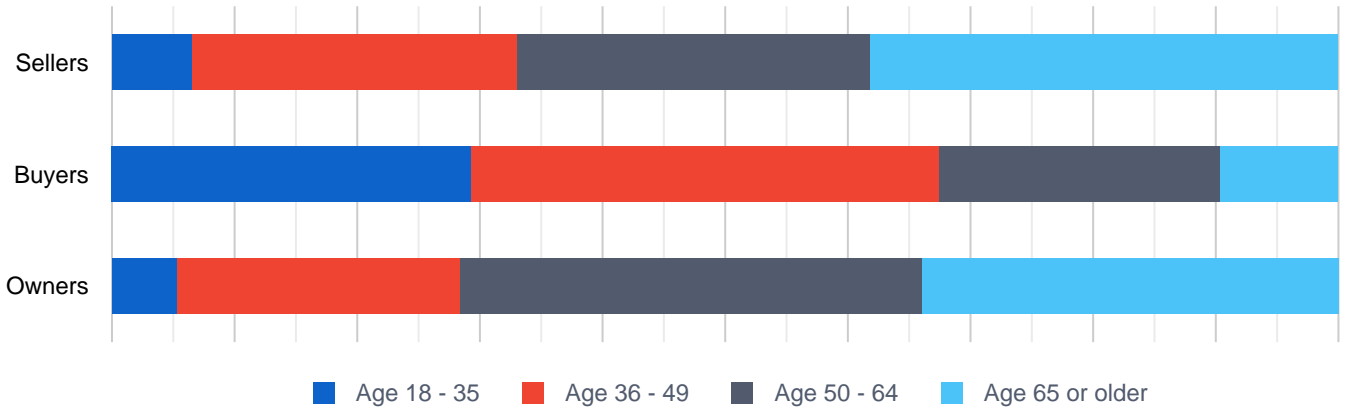


Age Group	Sellers	Buyers	Owners
18 - 35	1	1	22
36 - 49	4	9	86
50 - 64	4	1	139
65 or older	9	3	333

Age Profile for Cape Town, Western Cape

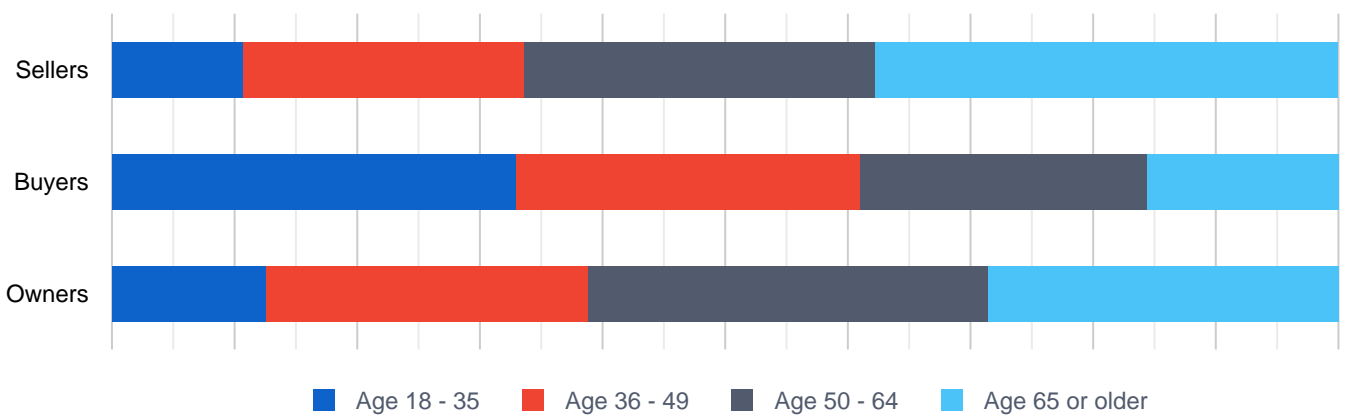
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Erf Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	220	1 178	13 547
36 - 49	888	1 535	58 722
50 - 64	967	924	95 908
65 or older	1 280	387	86 374

Sectional Scheme Unit Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	273	1 173	9 635
36 - 49	583	995	20 107
50 - 64	729	831	24 963
65 or older	961	556	21 890