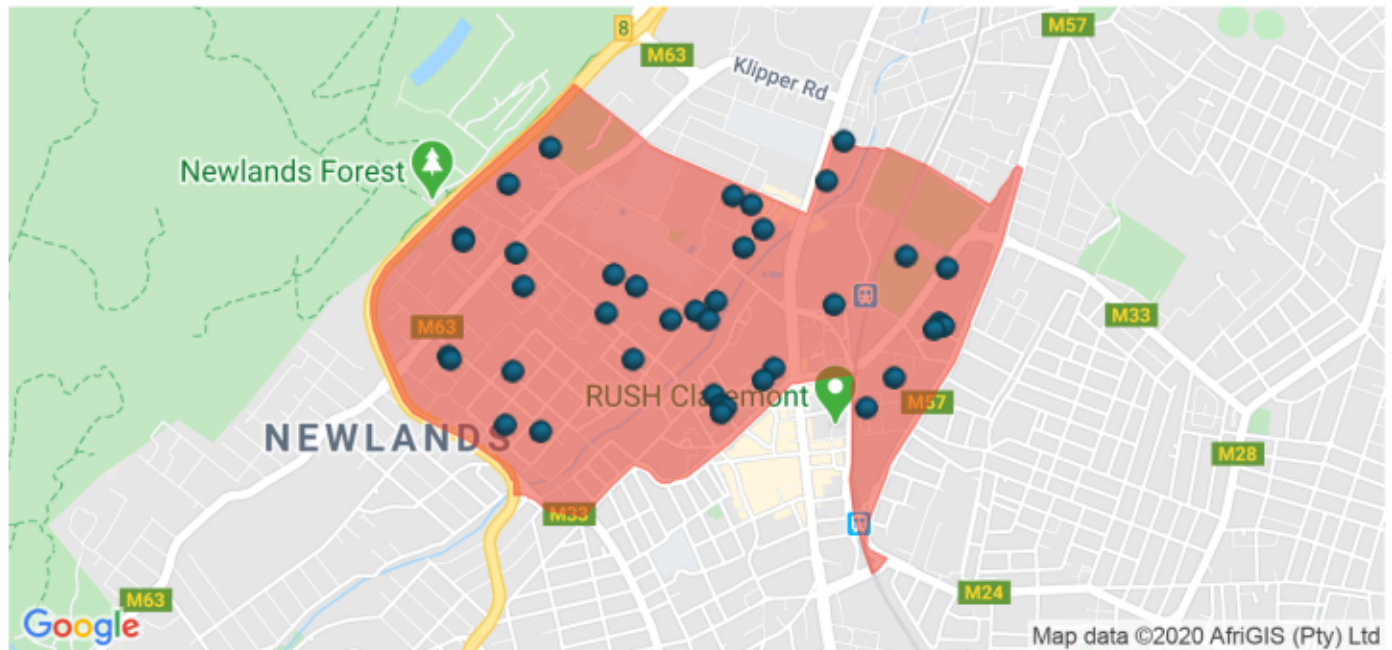


Newlands, Cape Town



Recent Sales

Transfer Date	Street Address	Official Description	Sale Price	Size
11 Mar 2020	53 Dean Street Newlands, Cape Town	Sectional Scheme Unit, 53 MONTEBELLO, 2791961, 33	R 1 530 000	46m <sup>2</sup>
28 Feb 2020	N/A Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 179433, 0	R 8 080 000	201m <sup>2</sup>
18 Feb 2020	53 Dean Street Newlands, Cape Town	Sectional Scheme Unit, 53 MONTEBELLO, 2791961, 72	N/A	21m <sup>2</sup>
18 Feb 2020	53 Dean Street Newlands, Cape Town	Sectional Scheme Unit, 53 MONTEBELLO, 2791961, 125	N/A	160m <sup>2</sup>
18 Feb 2020	53 Dean Street Newlands, Cape Town	Sectional Scheme Unit, 53 MONTEBELLO, 2791961, 140	N/A	9m <sup>2</sup>
27 Jan 2020	14 Ross Road Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 87771, 0	R 5 100 000	282m <sup>2</sup>
22 Jan 2020	4 San Street Road Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 129752, 0	R 3 800 000	333m <sup>2</sup>
20 Jan 2020	N/A Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 179433, 0	R 8 200 000	198m <sup>2</sup>
14 Jan 2020	3 Plassen Road Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 40361, 0	R 5 210 250	654m <sup>2</sup>
14 Jan 2020	3 Plassen Road Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 40361, 0	R 2 850 000	360m <sup>2</sup>
08 Jan 2020	151 Camp Ground Road Newlands, Cape Town	Erf, Cape Town CAPE TOWN, 87865, 0	R 8 000 000	816m <sup>2</sup>

Transfer Date	Street Address	Official Description	Sale Price	Size
9 Jan 2020	N/A Newlands, Cape Town	Er, Cape Town CAPE TOWN, 17945A, 0	R 4 500 000	199m <sup>2</sup>
7 Jan 2020	6 Lantana Lane Newlands, Cape Town	Sectional Scheme Unit, SS LESBEEK COURT, 59/1976, 1	R 2 975 000	80m <sup>2</sup>
7 Jan 2020	6 Lantana Lane Newlands, Cape Town	Sectional Scheme Unit, SS LESBEEK COURT, 59/1976, 21	R 2 975 000	20m <sup>2</sup>
28 Dec 2019	7 Alder Avenue Newlands, Cape Town	Er, Cape Town CAPE TOWN, 57876, 0	R 10 500 000	1409m <sup>2</sup>
17 Dec 2019	6 Lantana Lane Newlands, Cape Town	Sectional Scheme Unit, SS LESBEEK COURT, 59/1976, 2	R 1 850 000	59m <sup>2</sup>
17 Dec 2019	6 Lantana Lane Newlands, Cape Town	Sectional Scheme Unit, SS LESBEEK COURT, 59/1981, 21	R 1 850 000	19m <sup>2</sup>
11 Dec 2019	N/A Newlands, Cape Town	Er, Cape Town CAPE TOWN, 301447, 0	R 9 000 000	1119m <sup>2</sup>
9 Dec 2019	5 Newbery Lane Newlands, Cape Town	Er, Cape Town CAPE TOWN, 23695, 0	R 22 000 000	909m <sup>2</sup>
9 Dec 2019	62 Kilders Road Newlands, Cape Town	Er, Cape Town CAPE TOWN, 46072, 0	R 4 800 000	243m <sup>2</sup>
6 Dec 2019	9 Main Street Newlands, Cape Town	Sectional Scheme Unit, SS SEVENOAKS, 236/1996, 30	R 3 250 000	128m <sup>2</sup>
5 Dec 2019	9 Greenford Road Newlands, Cape Town	Er, Cape Town CAPE TOWN, 46136, 0	R 12 000 000	708m <sup>2</sup>
5 Dec 2019	52 Main Street Newlands, Cape Town	Er, Cape Town CAPE TOWN, 57574, 0	R 6 450 000	786m <sup>2</sup>
28 Nov 2019	4 Arbor Road Newlands, Cape Town	Sectional Scheme Unit, SS SALWOOD COURT, 276/1996, 11	R 1 700 000	59m <sup>2</sup>
17 Oct 2019	6 Thibault Avenue Newlands, Cape Town	Er, Cape Town CAPE TOWN, 46955, 0	R 5 500 000	688m <sup>2</sup>
16 Oct 2019	1 Draper Street Newlands, Cape Town	Sectional Scheme Unit, SS KIMBLEWAY CLOSE, 30/1976, 10	R 2 700 000	124m <sup>2</sup>
15 Oct 2019	241 Main Road Newlands, Cape Town	Sectional Scheme Unit, SS ALBION HILL, 182/1962, 42	R 2 100 000	87m <sup>2</sup>
15 Oct 2019	7 Hampton Avenue Newlands, Cape Town	Er, Cape Town CAPE TOWN, 46194, 0	N/A	1106m <sup>2</sup>
1 Oct 2019	1 Glenhol Road Newlands, Cape Town	Sectional Scheme Unit, SS PROTEA GLEN, 15/1962, 11	R 2 200 000	88m <sup>2</sup>
27 Sep 2019	148 Camp Ground Road Newlands, Cape Town	Er, Cape Town CAPE TOWN, 149264, 0	N/A	48430m <sup>2</sup>
12 Sep 2019	4 Upper Whiston Street Newlands, Cape Town	Er, Cape Town CAPE TOWN, 46955, 0	R 6 400 000	466m <sup>2</sup>
12 Sep 2019	22 Draper Street Newlands, Cape Town	Sectional Scheme Unit, SS TAMBOUR, 31/1976, 14	R 3 500 000	144m <sup>2</sup>

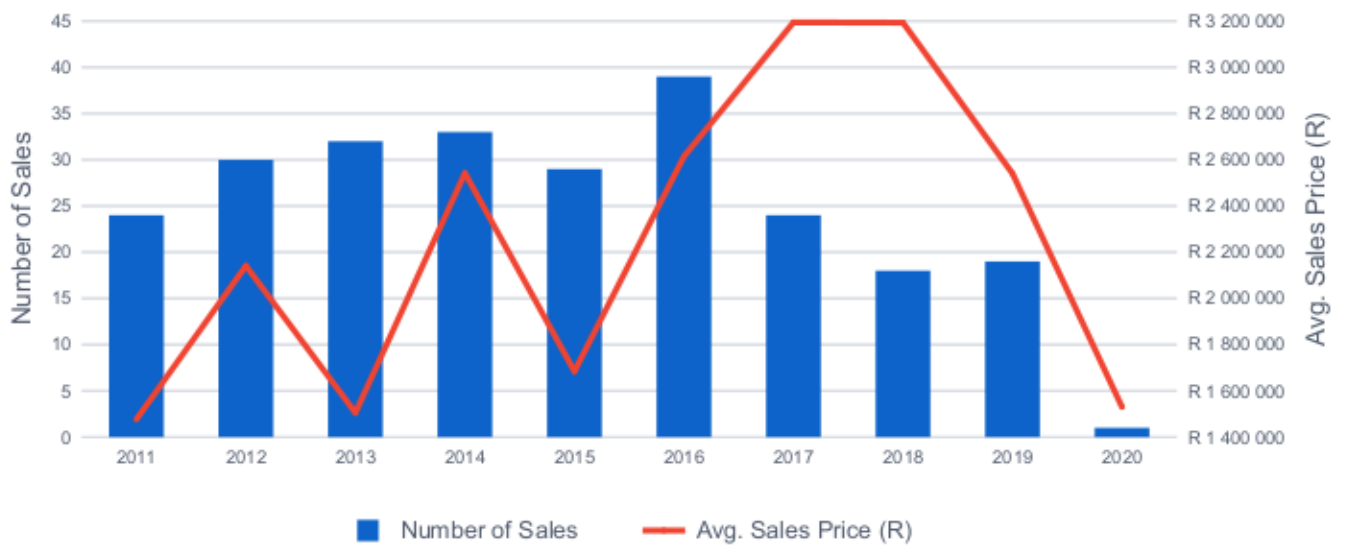
Transfer Date	Street Address	Official Description	Sale Price	Size
9 Sep 2019	4 Arbor Road Newlands, Cape Town	Sectional Scheme Unit, SS SAUWOOD COURT, 276/1996, 11	R 1 875 000	84m <sup>2</sup>
9 Sep 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176135, 0	N/A	383m <sup>2</sup>
9 Sep 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176134, 0	N/A	387m <sup>2</sup>
2 Sep 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176436, 0	R 8 500 000	166m <sup>2</sup>
21 Aug 2019	4 Arbor Road Newlands, Cape Town	Sectional Scheme Unit, SS SAUWOOD COURT, 276/1996, 3	R 2 250 000	84m <sup>2</sup>
20 Aug 2019	1 Dean Lane Newlands, Cape Town	Sectional Scheme Unit, SS DEAN MEWS, 205/1961, 7	N/A	51m <sup>2</sup>
19 Aug 2019	6 Protea Road Newlands, Cape Town	Sectional Scheme Unit, SS STELLENBERG, 207/1967, 49	N/A	14m <sup>2</sup>
19 Aug 2019	6 Protea Road Newlands, Cape Town	Sectional Scheme Unit, SS STELLENBERG, 207/1967, 106	N/A	83m <sup>2</sup>
9 Aug 2019	1 Letterstedt Road Newlands, Cape Town	Sectional Scheme Unit, SS LETTERSTEDT COURT, 246/1965, 13	R 1 000 000	40m <sup>2</sup>
1 Aug 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176446, 0	R 2 990 000	227m <sup>2</sup>
1 Aug 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176445, 0	R 2 700 000	218m <sup>2</sup>
1 Aug 2019	26 Main Street Newlands, Cape Town	Sectional Scheme Unit, SS WINDFIRE COURT, 42/1976, 3	R 2 250 000	72m <sup>2</sup>
1 Aug 2019	26 Main Street Newlands, Cape Town	Sectional Scheme Unit, SS WINDFIRE COURT, 42/1976, 16	R 2 250 000	19m <sup>2</sup>
26 Jul 2019	11 Wheldon Street Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 17666, 0	R 9 100 000	688m <sup>2</sup>
26 Jul 2019	N/A Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 176436, 0	R 8 500 000	196m <sup>2</sup>
26 Jul 2019	26 Haddingh Avenue Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 46113, 0	R 6 300 000	595m <sup>2</sup>
24 Jul 2019	1 Dean Lane Newlands, Cape Town	Sectional Scheme Unit, SS DEAN MEWS, 205/1961, 4	N/A	51m <sup>2</sup>
18 Jul 2019	9 Peach Lane Newlands, Cape Town	ErF, Cape Town CAPE TOWN, 17666, 0	R 24 150 000	1061m <sup>2</sup>

Annual Suburb Trends for Newlands, Cape Town (Erf)



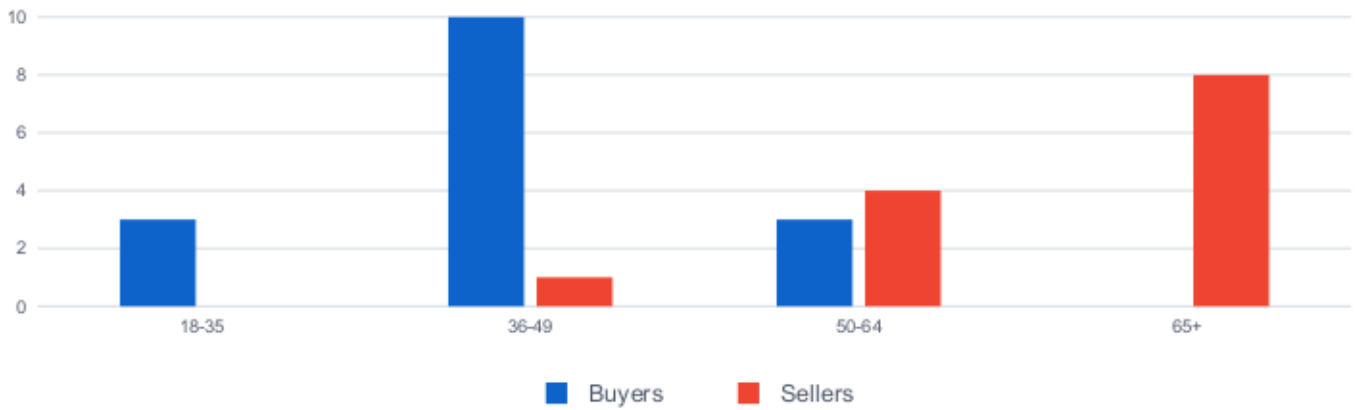
Year	Number of Sales	Avg. Sales Price (R)
2011	71	R 3 355 436
2012	59	R 3 800 179
2013	76	R 3 713 956
2014	96	R 3 970 022
2015	88	R 4 593 990
2016	64	R 5 687 295
2017	62	R 5 531 354
2018	41	R 5 935 985
2019	41	R 6 902 105
2020	4	R 6 245 000

Annual Suburb Trends for Newlands, Cape Town (Sectional Scheme Unit)



Year	Number of Sales	Avg. Sales Price (R)
2011	24	R 1 476 636
2012	30	R 2 141 167
2013	32	R 1 505 034
2014	33	R 2 542 406
2015	29	R 1 684 533
2016	39	R 2 614 605
2017	24	R 3 194 583
2018	18	R 3 193 333
2019	19	R 2 540 556
2020	1	R 1 530 000

Age Profile for Newlands, Cape Town (Erf)



Age Group	Buyers	Sellers	Owners
18-35	3	0	42
36-49	10	1	418
50-64	3	4	551
65+	0	8	465

Age Profile for Newlands, Cape Town (Sectional Scheme Unit)



Age Group	Buyers	Sellers	Owners
18-35	1	0	84
36-49	2	0	173
50-64	2	3	343
65+	5	10	310

Note that for the purposes of this report, buyers and owners are considered to be those who have bought or sold property respectively in the area in the last 6 months, and owners are those who have neither bought or sold in the area in this time.