

# Estate Report

Fourways Gardens Estate


**FB**

## Francesca Beattie

FRANCESCA BEATTIE PROPERTIES

# REPORT  
FF6565F7-DC1B-40F4-8CB2-90C0200EF790

### Estate Details

#### Fourways Gardens Estate

TOWNSHIP  
FOURWAYS

MUNICIPALITY  
City of Johannesburg

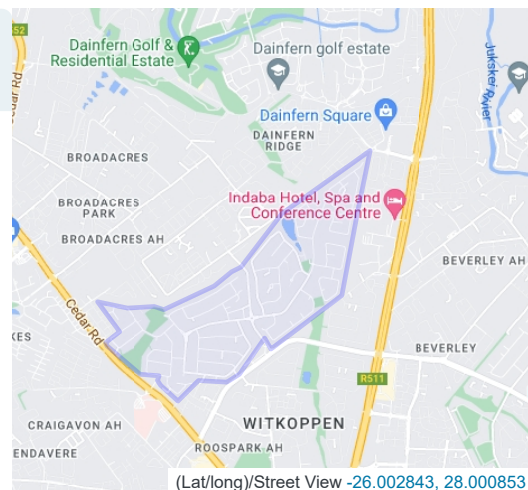
TOTAL SIZE  
1455128 m<sup>2</sup>

AREA PER UNIT  
0 m<sup>2</sup>

NO OF SS UNITS IN ESTATE  
36

NO OF ERVEN IN ESTATE  
948

NO OF PROPERTIES IN ESTATE  
984



### Transfer Information

TRANSFERS

#### FREEHOLD

TITLE DEED NO	ERF   PORTION	ERF SIZE	ADDRESS	REG DATE	SALES DATE	SALES PRICE
T37585/2023	1355	900	63 Camdeboo, FOURWAYS EXT 8, Fourways Gardens	2023/06/23	2023/03/28	R 3 750 000
T37293/2023	1729	1525	30 Park, FOURWAYS EXT 18, Fourways Gardens	2023/06/22	2023/03/23	R 3 500 000
T38641/2023	1117	1555	14 Katdoring, FOURWAYS EXT 10, Fourways Gardens	2023/06/27	2023/03/08	R 3 800 000
T26069/2023	1287	1131	9 Crab Apple, FOURWAYS EXT 8, Fourways Gardens	2023/05/08	2023/02/19	R 4 925 000
T20926/2023	1764	2070	68 Camdeboo, FOURWAYS EXT 15, Fourways Gardens	2023/04/05	2023/02/13	R 6 000 000
T29235/2023	1702	648	23 Sunbird, FOURWAYS EXT 10, Fourways Gardens	2023/05/22	2023/02/03	R 3 575 000
T29270/2023	2399	1046	5 Leopard Tree, FOURWAYS EXT 44, Fourways Gardens	2023/05/22	2023/01/27	R 8 350 000
T25654/2023	1649	900	11 Raintree, FOURWAYS EXT 15, Fourways Gardens	2023/05/05	2023/01/22	R 5 200 000
T22970/2023	1295	1146	1 Crab Apple, FOURWAYS EXT 8, Fourways Gardens	2023/04/25	2023/01/16	R 6 450 000
T17279/2023	1186	1505	11 Karob, FOURWAYS EXT 8, Fourways Gardens	2023/03/22	2023/01/11	R 3 650 000

TRANSFERS

#### SECTIONAL SCHEMES

UNIT	SIZE	TITLE DEED NO	ERF   PORTION	ADDRESS	SECTIONAL SCHEME NAME	REG DATE	SALES DATE	SALES PRICE
4	95	ST64544/2022	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2022/08/23	2022/06/12	R 1 800 000
15	134	ST39654/2022	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2022/05/24	2022/02/18	R 1 900 000
5	95	ST24164/2022	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2022/03/30	2021/10/28	R 1 180 000
6	134	ST57063/2021	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2021/08/19	2021/04/02	R 1 550 000
24	154	ST27856/2021	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2021/04/23	2021/01/24	R 2 250 000
7	134	ST65960/2019	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2019/10/10	2019/08/25	R 1 700 000
25	152	ST47041/2019	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2019/07/29	2019/03/18	R 2 400 000
22	158	ST19311/2019	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2019/04/05	2019/02/12	R 2 550 000

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UNIT	SIZE	TITLE DEED NO	ERF   PORTION	ADDRESS	SECTIONAL SCHEME NAME	REG DATE	SALES DATE	SALES PRICE
36	138	ST5918/2019	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2019/02/13	2018/08/01	R 2 450 000
1	104	ST30075/2018	966	21 Bushwillow, FOURWAYS EXT 10, Fourways Gardens	SS MOPANE LODGE	2018/05/03	2017/11/13	R 2 100 000

## Market Stock



- FREEHOLDS IN ESTATE  
933(96.28%)
- SECTIONAL TITLES IN ESTATES  
36(3.72%)

## Period of Ownership

- > 11 YEARS
- 8 - 10 YEARS
- 5 - 7 YEARS
- < 5 YEARS

### JUL 2022 - JUN 2023 Existing Owners



### JUL 2022 - JUN 2023 Recent Sellers

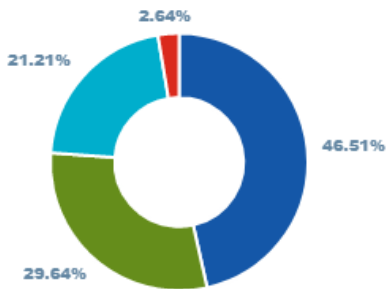


## Age of Owners

- PENSIONER: > 65
- MATURE: 50 - 64
- MIDDLE AGED: 36 - 49
- YOUTH/ADULT: 18 - 35

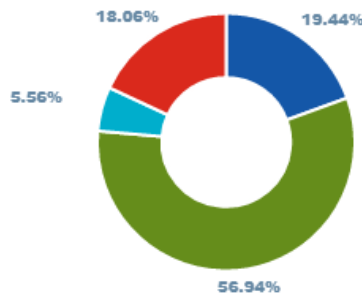
JUL 2022 - JUN 2023

### Stable Owners



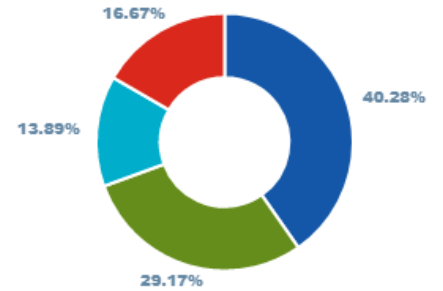
JUL 2022 - JUN 2023

### Recent Buyers



JUL 2022 - JUN 2023

### Recent Sellers



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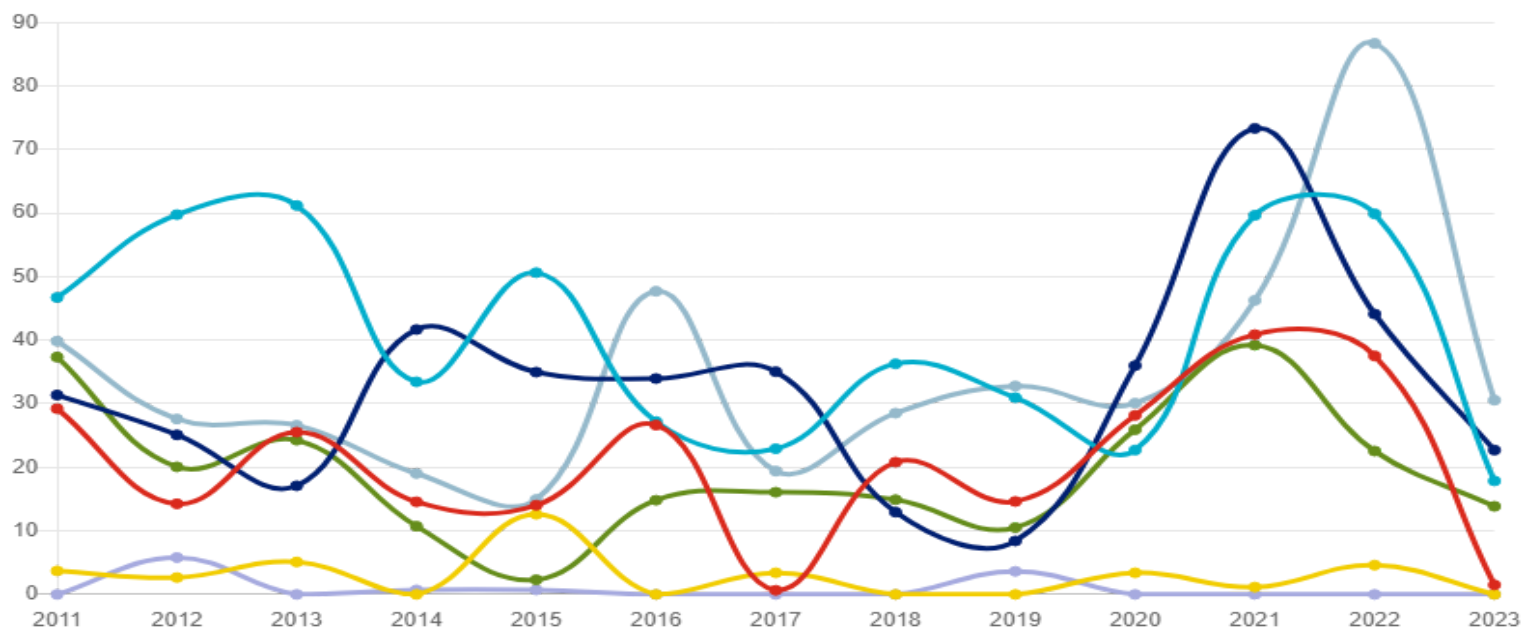
NATIONAL RANKING

NUMBER OF ESTATES **7412**

RANK	ESTATE	NO OF PROPERTIES	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
908	Callmi Ridge	3	Bedfordview	Ekurhuleni	Gauteng	R 4 550 000
909	Piazza D'ora	12	Bedfordview	Ekurhuleni	Gauteng	R 4 525 000
910	Tannenhof Country Estate	31	Eastford	Knysna	Western Cape	R 4 525 000
911	Eye Of Africa Estate	1951	Eye of Africa	Midvaal	Gauteng	R 4 500 000
912	Midstream Estate	1498	Midstream Estate	Ekurhuleni	Gauteng	R 4 500 000
913	Fourways Gardens Estate	963	Fourways Gardens	City of Johannesburg	Gauteng	R 4 500 000
914	Fernbrook	243	Maroeladal	City of Johannesburg	Gauteng	R 4 500 000
915	The Ridge Estate	209	Tijger Vallei	City of Tshwane	Gauteng	R 4 500 000
916	Shandon Estate	182	Shandon Estate	City of Mbombela	Mpumalanga	R 4 500 000
917	La Scala	25	Bergvliet	City of Cape Town	Western Cape	R 4 500 000
918	Constantia Glen	22	Deurdrif	City of Cape Town	Western Cape	R 4 500 000

Lending By Institution

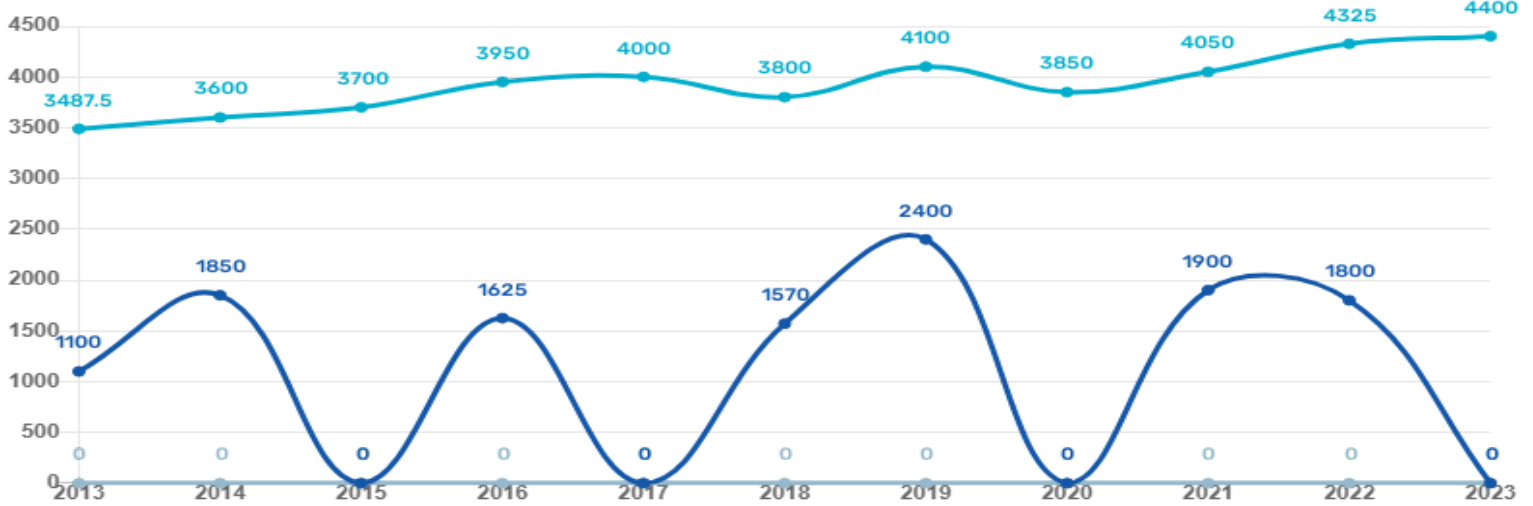
Total (R'000 000)



# Suburb Trends

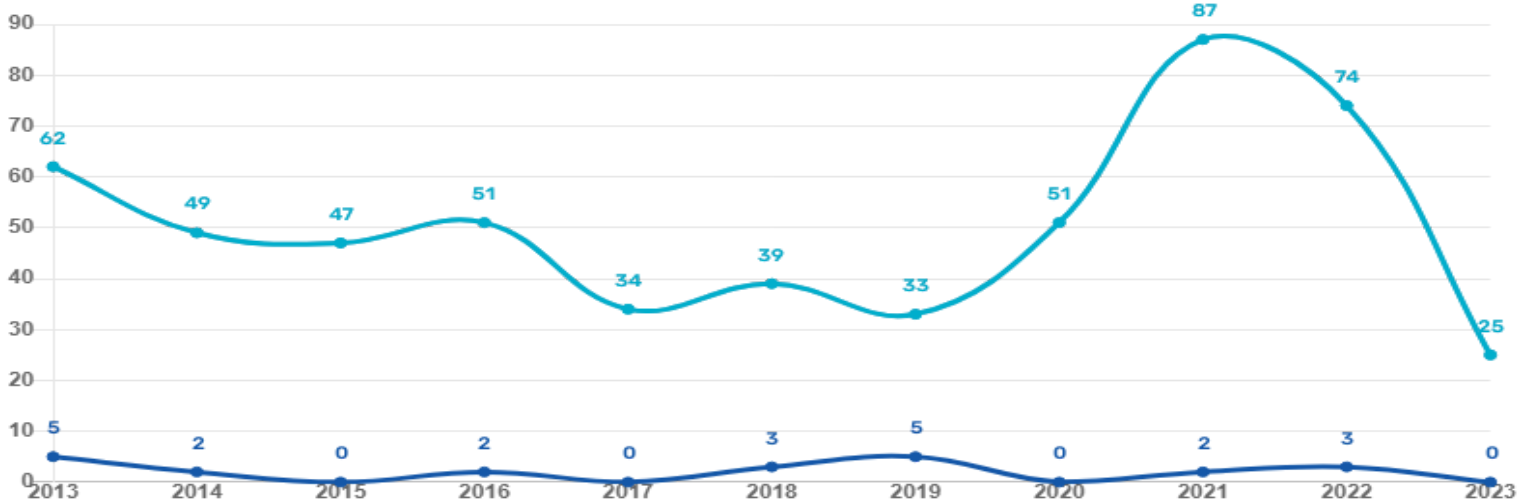
## Median Price (R'000)

● FREEHOLD ● SECTIONAL SCHEME ● VACANT LAND



## Number of Registrations

● FREEHOLD ● SECTIONAL SCHEME ● VACANT LAND



**Important:** The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

## Amenities



FILLING STATION

- 0.61 km  
BP Fourways Gardens
- 0.88 km  
BP Fourways Gardens BP



BUS STATION

- 2.84 km  
Gautrain Bus Stop - Monte Casino Boulevard
- 2.84 km  
Gautrain Bus Stop - Monte Casino Boulevard



HOSPITAL/CLINIC

- 0.75 km  
Life Healthcare Fourways Hospital
- 0.98 km  
Assessments Online

**0.89 km**  
Caltex WITKOPPEN MOTORS



POLICE STATION

**2.76 km**  
Douglasdale Police Station

**7.92 km**  
Police South African Police Service - Dog Unit  
- Midrand

**8.12 km**  
South African Police Service - Randburg



BEACH

**9 km**  
The Beach

**2.92 km**  
Gautrain Bus Stop - William Nicol Drive - 17

**2.92 km**  
Gautrain Bus Stop - William Nicol Drive - 17

**3.38 km**  
Gautrain Bus Stop - William Nicol Drive - 15

**3.38 km**  
Gautrain Bus Stop - William Nicol Drive - 15



SHOPPING CENTRE

**0.6 km**  
Fourways Gardens Shopping Centre

**0.65 km**  
Fourways Gardens Shopping Center

**0.98 km**  
Fourways Junction

**1.09 km**  
Dr Vm Jose



EDUCATION

**1.19 km**  
Broadacres Academy

**1.15 km**  
Broadacres Farm Nursery School

**1.16 km**  
Broadacres Academy & Farm Nursery School

## Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and—despite the application of proprietary data cleaning processes—cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

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