

Property Report

371 Thabo Sehume, PRETORIA | Gauteng



Jaco Roets

#REPORT  
C94DD4F7-C165-4D2E-9F66-A4D42FA52C09

Property Details

SECTIONAL TITLE

371 Thabo Sehume Street, Pretoria, Gauteng

Sectional Title: SS BAUHAUS (678/2007)  
Suburb: Pretoria Central

LEGAL  
Sect 212 of plan 678/2007  
known as "BAUHAUS"  
Situating at Ptn 1 [-S PTN]  
Erf 658  
Town: "PRETORIA"  
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"  
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)	MOTHER ERF	LAST SALES PRICE	LAST SALES DATE
25 m <sup>2</sup>	853 m <sup>2</sup>	R185 000	2019/04/20



Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/12/07	2023/08/03	ST82822/2023	SS JACK HILL   9	2758   0	R 250 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/11/03	2023/09/08	ST68068/2023	SS BAUHAUS   205	658   1	R 300 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE   UNIT	ERF   PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/10/19	2023/09/04	ST64189/2023	SS PALM VILLA   35	772   0	R 310 000

Comparable Analysis

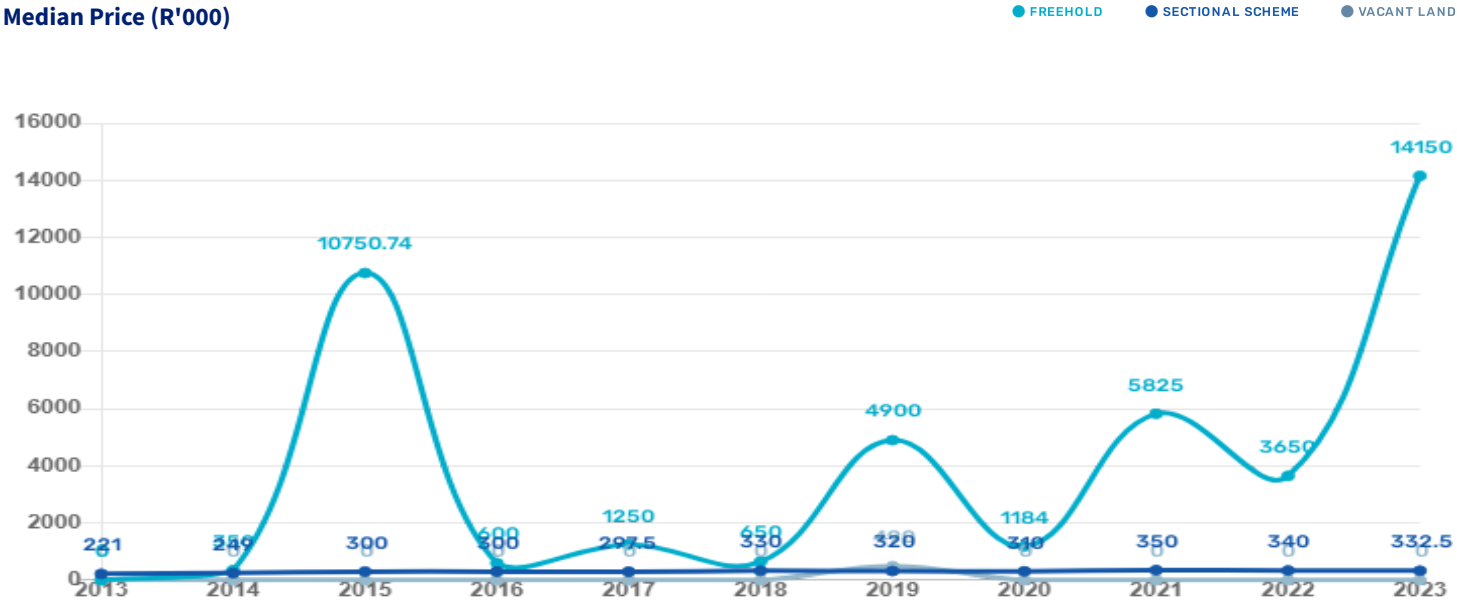
Comparable Average Sales Price **R 271 666**



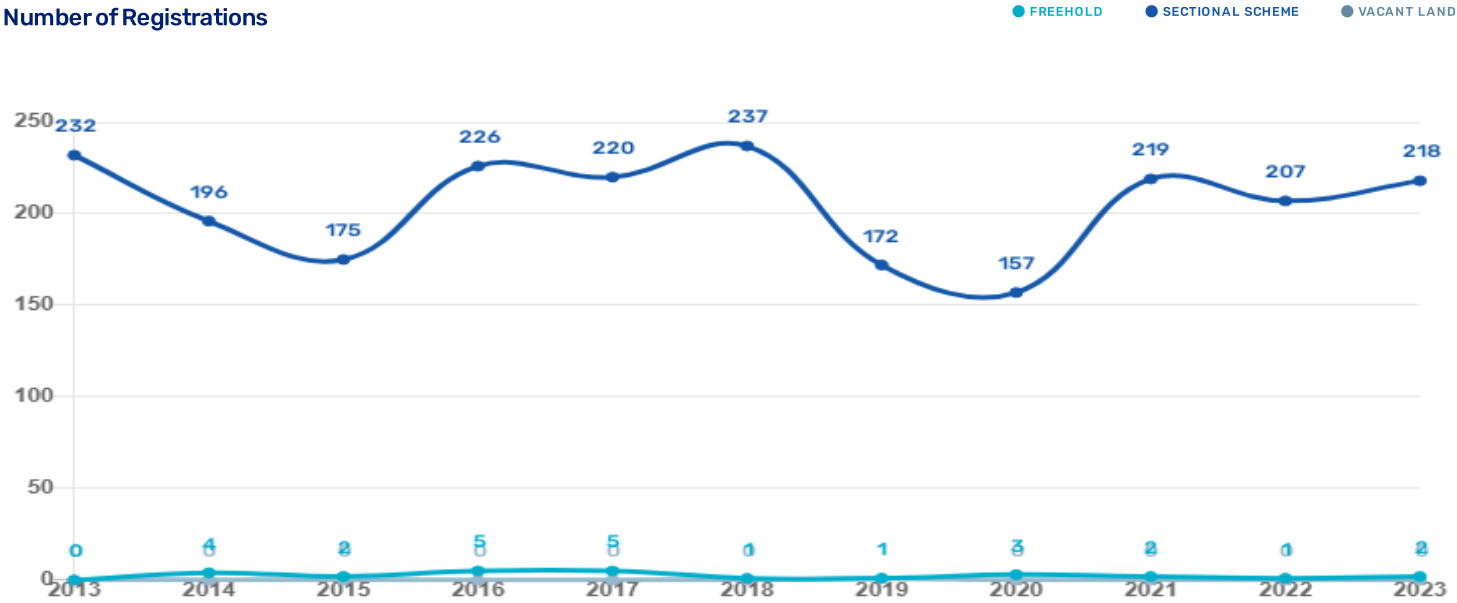
	ADDRESS	UNIT   SECTIONAL SCHEME	ERF   PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	AREA UNDER ROOF	SALES PRICE			
1	371 Thabo Sehume Street Pretoria Central	205   SS BAUHAUS	658   1	0	2023/11/03	2023/09/08	30 R 10 000/m2	0 R 300 000/m2	R 300 000	0	0	0
2	371 Thabo Sehume Street Pretoria Central	703   SS BAUHAUS	658   1	0	2023/02/16	2022/10/14	30 R 8 000/m2	30 R 8 000/m2	R 240 000	1	1	0
3	371 Thabo Sehume Street Pretoria Central	410   SS BAUHAUS	658   1	0	2023/08/01	2023/04/26	38 R 8 421/m2	38 R 8 421/m2	R 320 000	1	1	0
4	371 Thabo Sehume Street Pretoria Central	105   SS BAUHAUS	658   1	0	2022/09/02	2022/07/06	30 R 11 167/m2	0 R 335 000/m2	R 335 000	1	1	0
5	371 Thabo Sehume Street Pretoria Central	409   SS BAUHAUS	658   1	0	2023/02/02	2022/10/17	39 R 7 179/m2	0 R 280 000/m2	R 280 000 cash	0	0	0
6	371 Thabo Sehume Street Pretoria Central	204   SS BAUHAUS	658   1	0	2021/11/17	2021/05/07	24 R 10 000/m2	106 R 2 264/m2	R 240 000 cash	3	2	0
7	371 Thabo Sehume Street Pretoria Central	610   SS BAUHAUS	658   1	0	2022/06/14	2022/03/09	38 R 6 447/m2	0 R 245 000/m2	R 245 000	0	0	0
8	371 Thabo Sehume Street Pretoria Central	207   SS BAUHAUS	658   1	0	2021/11/17	2021/05/07	23 R 9 565/m2	24 R 9 166/m2	R 220 000 cash	1	1	0
9	371 Thabo Sehume Street Pretoria Central	512   SS BAUHAUS	658   1	0	2021/09/08	2021/05/06	24 R 11 042/m2	0 R 265 000/m2	R 265 000	0	0	0

Offer to purchase

Median Price (R'000)





Number of Registrations



**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

<div></div> <div>FILLING STATION</div> <div><div>0.18 km</div><div>Sasol Skinner Street</div></div> <div><div>0.49 km</div><div>Sasol Minty's Pretoria</div></div> <div><div>0.6 km</div><div>BP Berea</div></div> <div><div></div><div>POLICE STATION</div><div><div>0.25 km</div><div>Police South African Police Service - National Head Office</div></div><div><div>0.29 km</div><div>South African Police Service Criminal Record Center</div></div><div><div>0.58 km</div><div>City Of Tshwane Metropolitan Police Service</div></div></div>	<div><div></div><div>BUS STATION</div><div>No bus stations in the proximity</div></div>	<div><div></div><div>HOSPITAL/CLINIC</div><div><div>0.33 km</div><div>Van Riebeeck Hospital</div></div><div><div>0.45 km</div><div>Ear Nose Throat ENT Hospital</div></div><div><div>0.45 km</div><div>Mens Clinic International</div></div><div><div></div><div>EDUCATION</div><div><div>0.17 km</div><div>Bokamoso Day Care</div></div><div><div>0.27 km</div><div>Fascinate College</div></div><div><div>0.27 km</div><div>Festicol High School</div></div></div></div>
<div><div></div><div>SHOPPING CENTRE</div><div><div>0.23 km</div><div>Middestad Shopping Centre</div></div><div><div>0.26 km</div><div>Polleys Arcade Shopping Centre</div></div><div><div>0.27 km</div><div>Bergsig Shopping Centre</div></div></div>		

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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