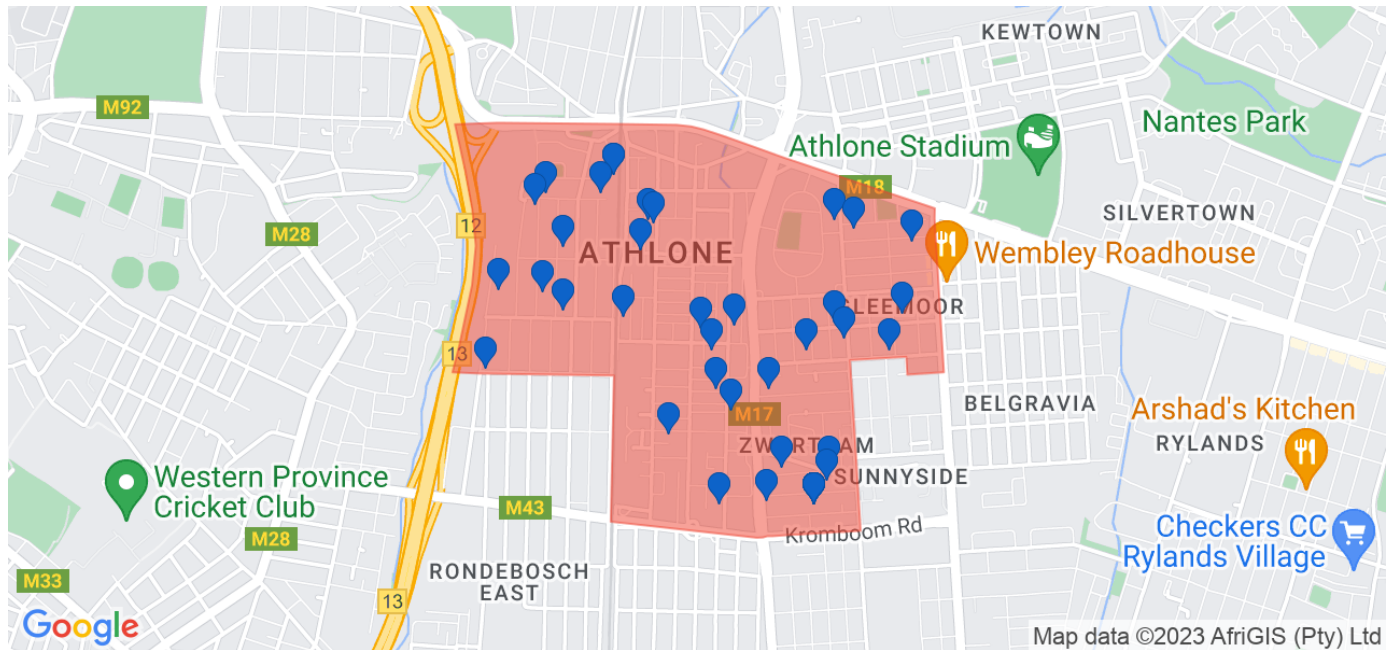


Athlone, Cape Town



Recent Sales

Transfer Date	Sale Date	Street Address	Official Description	Sale Price	Size
20 Mar 2023	1 Jun 2021	23 South Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 34369, 0	R 900 000	390m ²
20 Mar 2023	31 Jan 2023	31 Trematon Road Athlone, Cape Town	Erf, Cape Town Cape Town, 33083, 0	R 1 050 000	483m ²
17 Mar 2023	27 Oct 2022	4 Trematon Road Athlone, Cape Town	Erf, Cape Town Cape Town, 33080, 0	R 1 150 000	495m ²
13 Mar 2023	29 Sep 2022	21 Rossall Road Athlone, Cape Town	Erf, Cape Town Cape Town, 153651, 0	R 1 415 000	240m ²
21 Feb 2023	22 Aug 2022	40 Thornton Road Athlone, Cape Town	Erf, Cape Town Cape Town, 34137, 0	R 1 000 000	422m ²
16 Feb 2023	18 Feb 2022	35 Main Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 34310, 0	R 1 300 000	540m ²
13 Feb 2023	27 Sep 2022	Unit 51, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 51	R 1 350 000	55m ²
6 Feb 2023	6 Oct 2022	10B Thornton Road Athlone, Cape Town	Erf, Cape Town Cape Town, 127077, 0	R 1 072 000	323m ²
2 Feb 2023	4 Nov 2022	54 Lawrence Road Athlone, Cape Town	Erf, Cape Town Cape Town, 33429, 0	R 1 000 000	238m ²
31 Jan 2023	26 Sep 2022	6 Sandgate Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 127721, 0	R 1 350 000	232m ²

30 Jan 2023	16 Aug 2022	23 Raglan Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 38217, 0	R 2 000 000	496m ²
13 Jan 2023	10 Feb 2022	15 Newton Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 33849, 0	R 800 000	496m ²
13 Jan 2023	10 Aug 2022	73 Grasmere Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33756, 0	R 1 500 000	238m ²
12 Jan 2023	14 Jan 2022	32 Boeschoeten Road Athlone, Cape Town	Erf, Cape Town Cape Town, 34269, 0	R 840 000	423m ²
11 Jan 2023	2 Sep 2022	29 Bamford Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 38486, 0	R 1 100 000	634m ²
7 Dec 2022	18 Oct 2022	115 Grasmere Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33820, 0	R 1 700 000	483m ²
7 Dec 2022	15 Mar 2022	132 Grasmere Street Athlone, Cape Town	Erf, Cape Town Cape Town, 38341, 0	R 1 600 000	547m ²
6 Dec 2022	15 Aug 2022	7 Vredendal Road Athlone, Cape Town	Erf, Cape Town Cape Town, 34005, 0	R 2 400 000	388m ²
2 Dec 2022	22 Aug 2022	10 Melo Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 114878, 0	R 3 500 000	772m ²
1 Dec 2022	31 Aug 2022	39 Renfrew Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33242, 0	R 2 650 000	496m ²
29 Nov 2022	10 Jun 2022	Unit 50, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 50	R 787 000	55m ²
29 Nov 2022	10 Jun 2022	Unit 48, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 48	R 747 000	52m ²
29 Nov 2022	10 Jun 2022	Unit 35, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 35	R 702 000	60m ²
28 Nov 2022	-	32 Trematon Road Athlone, Cape Town	Erf, Cape Town Cape Town, 33068, 0	ESTATE	496m ²
24 Nov 2022	9 Jun 2022	Unit 60, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 60	R 607 000	55m ²
21 Nov 2022	5 Sep 2022	13 Cashel Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 38073, 0	R 1 750 000	495m ²
21 Nov 2022	2 Aug 2021	Unit 17, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 17	R 1 135 500	59m ²

18 Nov 2022	23 Aug 2022	Unit 16, SS The Junction 20 Garlandale Crescent Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS The Junction, 369/2006, 16	R 950 000	50m ²
15 Nov 2022	27 Jun 2022	15 Longdon Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 106011, 0	R 980 000	238m ²
15 Nov 2022	16 Aug 2022	Unit 9, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 9	R 1 170 000	55m ²
10 Nov 2022	-	23 Eighth Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 41772, 0	ESTATE	481m ²
3 Nov 2022	21 Jun 2021	Unit 39, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 39	R 1 040 000	60m ²
1 Nov 2022	5 Sep 2022	Unit 14, SS The Junction 20 Garlandale Crescent Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS The Junction, 369/2006, 14	R 970 000	50m ²
28 Oct 2022	16 Aug 2022	50A Raglan Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 142899, 0	R 1 600 000	241m ²
27 Oct 2022	25 Aug 2022	46 Main Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 34110, 0	R 1 500 000	473m ²
25 Oct 2022	8 Aug 2022	54 Carrington Avenue Athlone, Cape Town	Erf, Cape Town Cape Town, 33458, 0	R 950 000	238m ²
24 Oct 2022	4 Aug 2022	35 Manly Road Athlone, Cape Town	Erf, Cape Town Cape Town, 33215, 0	R 1 800 000	496m ²
24 Oct 2022	13 May 2022	16 Capuchin Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33443, 0	R 1 300 000	238m ²
24 Oct 2022	10 Mar 2021	Unit 58, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 58	R 995 000	52m ²
14 Oct 2022	22 Jun 2021	Unit 27, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 27	R 1 025 000	55m ²
7 Oct 2022	9 May 2022	6 Seale Street Athlone, Cape Town	Erf, Cape Town Cape Town, 38249, 0	R 1 500 000	488m ²
7 Oct 2022	3 May 2021	Unit 5, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 5	R 1 115 000	59m ²
7 Oct 2022	30 Apr 2021	Unit 37, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 37	R 1 050 000	56m ²

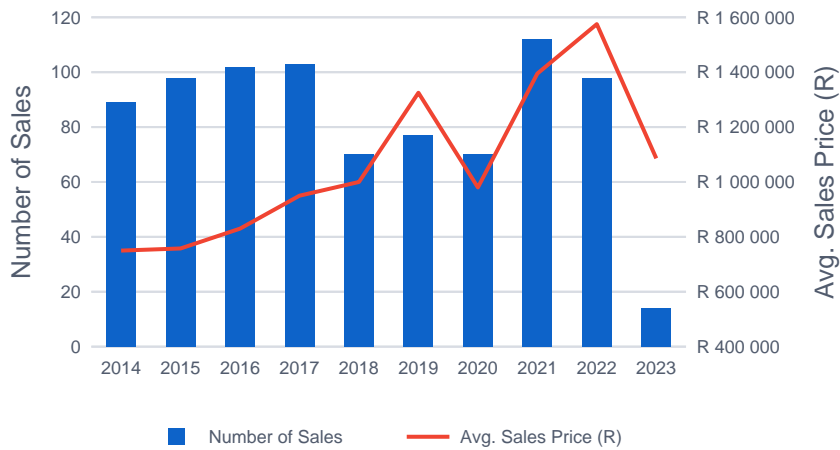
6 Oct 2022	7 Jul 2022	32 Lady May Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33143, 0	R 1 900 000	495m ²
6 Oct 2022	25 Feb 2022	Unit 61, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 61	R 1 150 000	55m ²
6 Oct 2022	3 May 2022	Unit 15, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 15	R 1 229 500	55m ²
6 Oct 2022	3 May 2021	Unit 14, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 14	R 1 265 000	59m ²
5 Oct 2022	19 Aug 2022	12 Mitchell Road Athlone, Cape Town	Erf, Cape Town Cape Town, 34167, 0	R 1 500 000	422m ²
5 Oct 2022	30 Jul 2021	Unit 28, SS Oaktree Square Athlone, Cape Town	Sectional Scheme Unit, Cape Town SS Oaktree Square, 177/2022, 28	R 1 250 000	56m ²
4 Oct 2022	3 Jun 2022	61 Birdwood Street Athlone, Cape Town	Erf, Cape Town Cape Town, 33536, 0	R 930 000	238m ²

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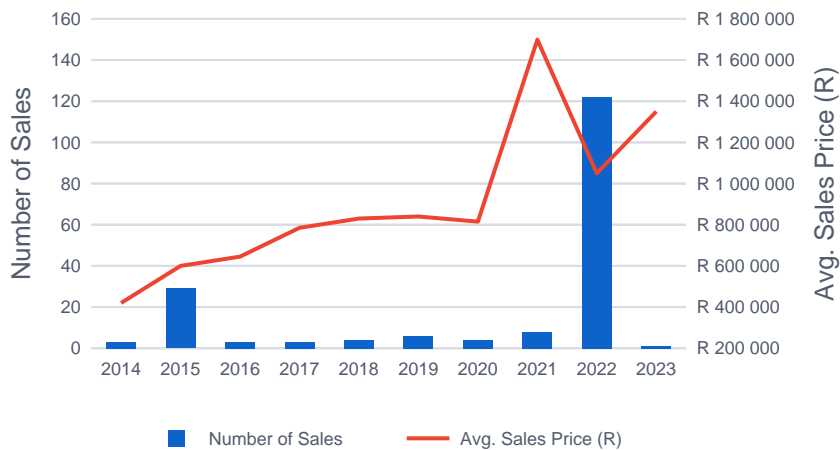
Annual Suburb Trends for Athlone, Cape Town

Sold Erven



Year	Number of Sales	Avg. Sales Price (R)
2014	89	R 750 000
2015	98	R 757 750
2016	102	R 830 000
2017	103	R 950 000
2018	70	R 1 000 000
2019	77	R 1 325 000
2020	70	R 980 100
2021	112	R 1 395 000
2022	98	R 1 575 000
2023	14	R 1 086 000

Sold Sectional Scheme Units

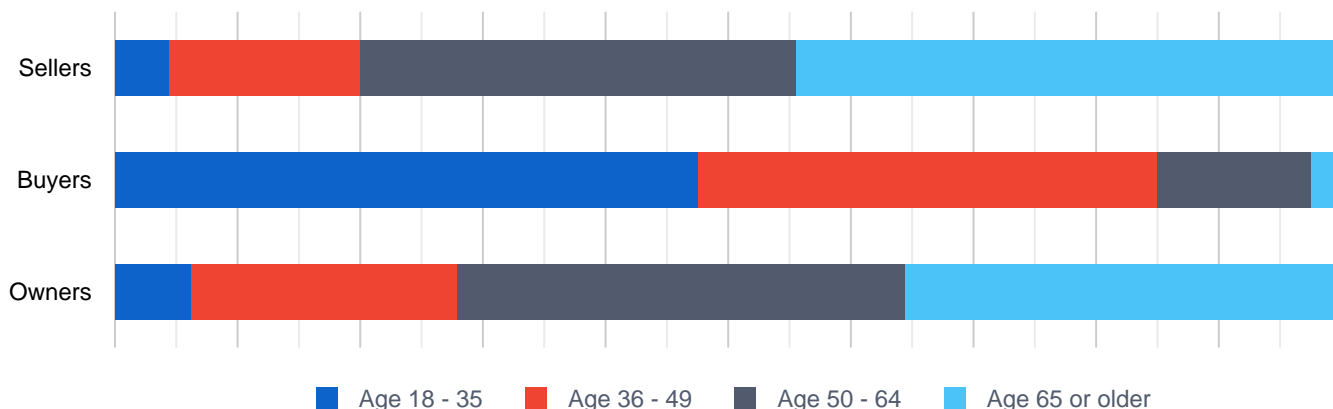


Year	Number of Sales	Avg. Sales Price (R)
2014	3	R 420 000
2015	29	R 600 000
2016	3	R 645 000
2017	3	R 785 000
2018	4	R 830 000
2019	6	R 840 000
2020	4	R 815 000
2021	8	R 1 699 000
2022	122	R 1 050 000
2023	1	R 1 350 000

Age Profile for Athlone, Cape Town

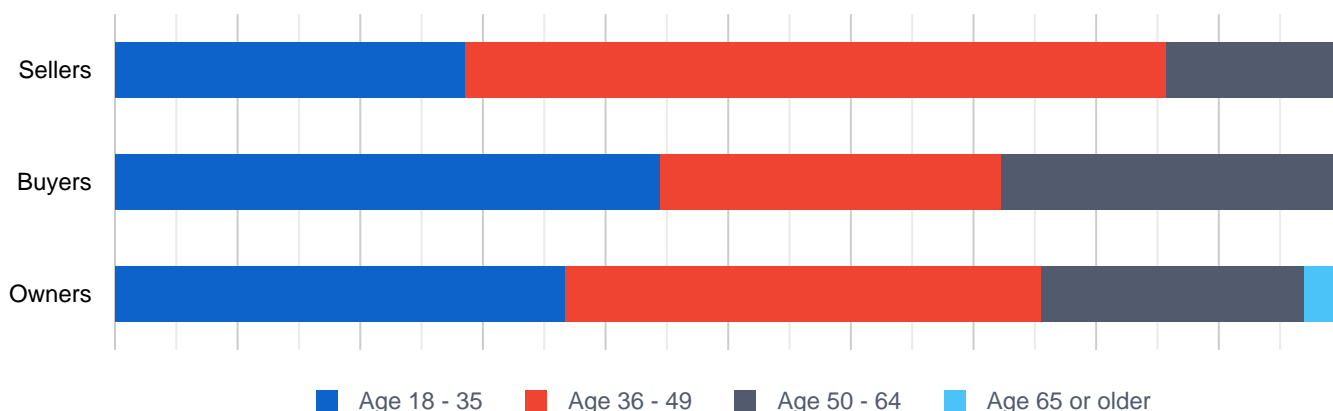
These graphs shows the property buying and selling trends relative to age in Athlone, Cape Town, as registered in the South African Deeds office. Buyers and Sellers are those who have appeared in a registered transfer in their respective roles within the last 6 months, while owners are those who purchased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

Erf Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	2	19	190
36 - 49	7	15	668
50 - 64	16	5	1 120
65 or older	20	1	1 094

Sectional Scheme Unit Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	2	8	36
36 - 49	4	5	38
50 - 64	1	5	21
65 or older	0	0	3