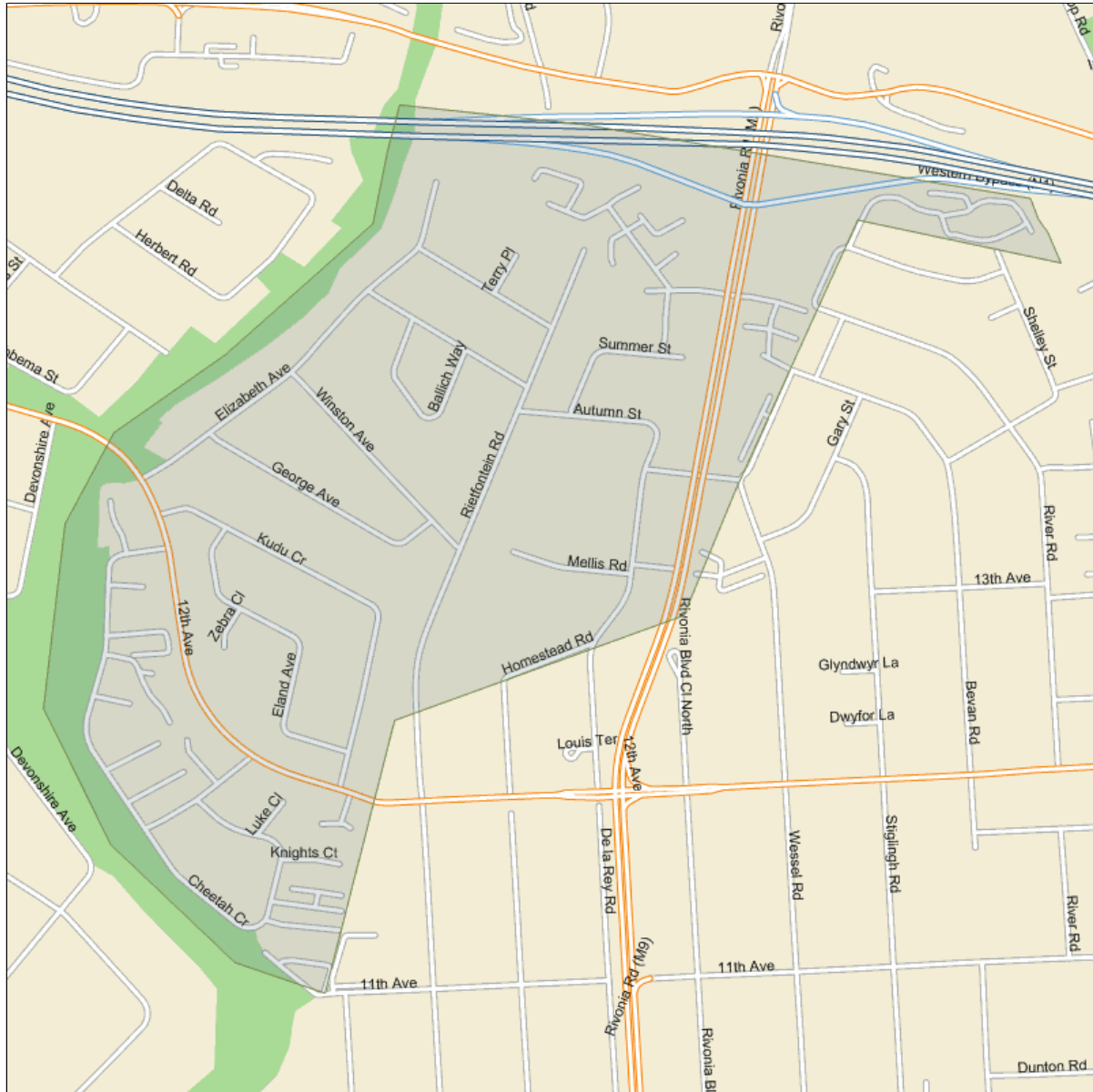


Suburb Report

Suburb Details

Suburb: RIVONIA
 Township: RIVONIA
 Municipality: CITY OF JOHANNESBURG

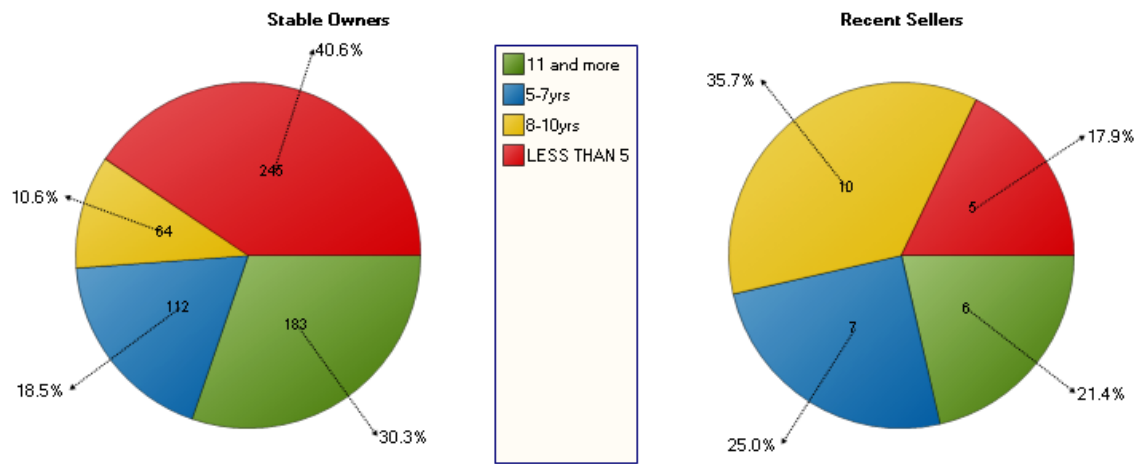


Amenities:

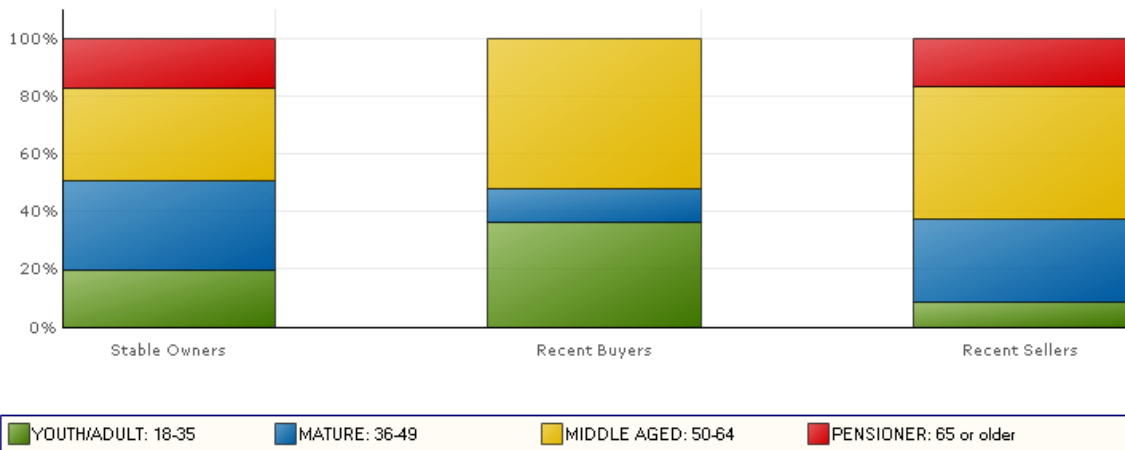
Type	Amenity	Distance
Hospital/Clinic	Petervale Clinic	1.1 Km
Hospital/Clinic	NHC Health Centre	3.5 Km
Hospital/Clinic	Bryanwood Therapy Centre	3.5 Km
Hospital/Clinic	Sandton Surgical Centre	4.1 Km
Hospital/Clinic	The Integrative Medicine Centre	4.4 Km
PoliceStation	Police SAPS - Edenburg	1.1 Km
PoliceStation	Police SAPS - Gallo Manor	2.9 Km
PoliceStation	Police SAPS - Sandton	4.1 Km
PrePrimarySchool	Montessori Pre School	1.0 Km
PrePrimarySchool	Crawford Village - Pre Primary School	1.3 Km

ShoppingCentre	Village Corner	1.0 Km
ShoppingCentre	Rivonia Crossing Centre	1.0 Km
ShoppingCentre	Convenience Centre	1.0 Km

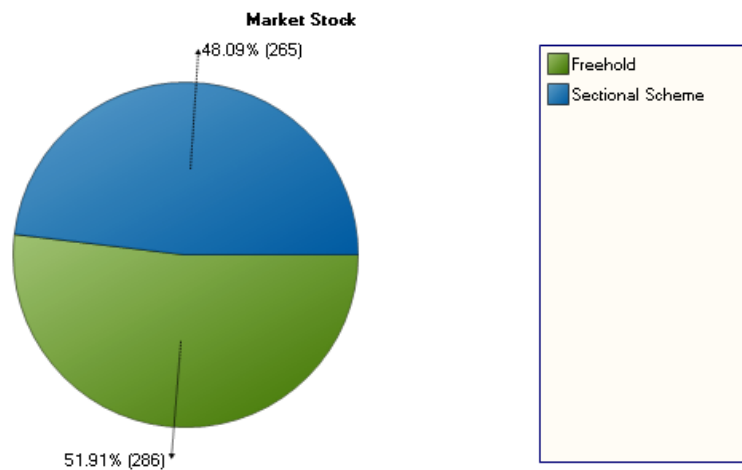
Tenure of Owners



Age of Residents



Market Stock:



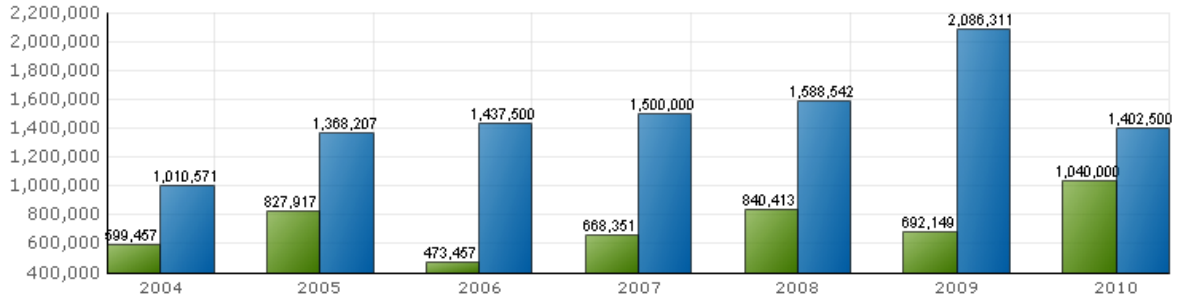
Transfer Information

Transfer Information Up to Mar 2010						*All ZAR Values in R'000				
Property Transfer Information	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Property Data										
NEW										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0	2	100.0	1,042	100.0	521
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	2	100	1,042	100	521
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000		0.0		0.0	0	1	5.9	27	0.1	27
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil	2	66.7	2,460	61.0	1,230	5	29.4	6,310	18.1	1,262
R1.5mil - R3mil	1	33.3	1,575	39.0	1,575	9	52.9	18,800	53.8	2,089
Greater than R3mil		0.0		0.0	0	2	11.8	9,800	28.1	4,900
Total	3	100	4,035	100	1,345	17	100	34,937	100	2,055
SS										
R0 - R400000		0.0		0.0	0	1	16.7	27	0.6	27
R400000 - R800000	1	50.0	680	32.7	680	3	50.0	1,685	37.8	562
R800000 - R1.5mil	1	50.0	1,400	67.3	1,400	2	33.3	2,750	61.6	1,375
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	2	100	2,080	100	1,040	6	100	4,462	100	744
Totals Per Price band										
R0 - R400000		0.0		0.0	0	2	8.0	55	0.1	27
R400000 - R800000	1	20.0	680	11.1	680	5	20.0	2,727	6.7	545
R800000 - R1.5mil	3	60.0	3,860	63.1	1,287	7	28.0	9,060	22.4	1,294
R1.5mil - R3mil	1	20.0	1,575	25.8	1,575	9	36.0	18,800	46.5	2,089
Greater than R3mil		0.0		0.0	0	2	8.0	9,800	24.2	4,900
Total Transfers	5	100	6,115	100	1,223	25	100	40,442	100	1,618

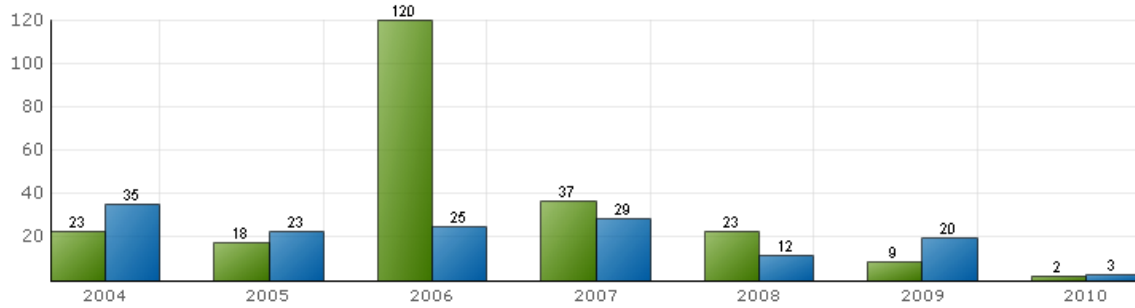
Growth and Activity



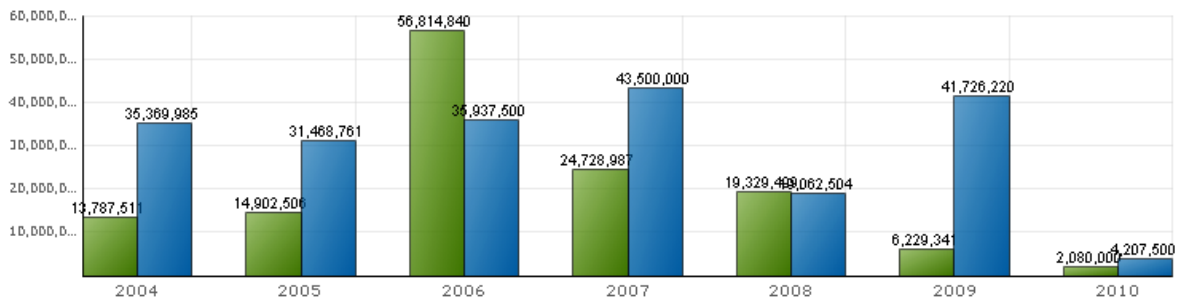
Average Price



Number of Sales



Total Value



National Ranking (Freehold): Number of suburbs: 5227

Suburb	Municipality	Province	Rank	Mean Valuation (R)
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	405	2,038,608
SUNDERLAND RIDGE AH	CITY OF TSHWANE	GAUTENG	406	2,037,103
FAIRLAND	CITY OF JOHANNESBURG	GAUTENG	407	2,035,601
KOMMETJIE	CITY OF CAPE TOWN	WESTERN CAPE	408	2,033,709
SOUTHDOWNNS ESTATE	CITY OF TSHWANE	GAUTENG	409	2,032,658
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	410	2,029,214
SIMBITHI	KWADUKUZA	KWAZULU NATAL	411	2,025,703
CEDAR LAKES	CITY OF JOHANNESBURG	GAUTENG	412	2,025,651
EVERSDAL	CITY OF CAPE TOWN	WESTERN CAPE	413	2,022,779
HILLCREST	ETHEKWINI	KWAZULU NATAL	414	2,017,433
VIRGINIA	ETHEKWINI	KWAZULU NATAL	415	2,017,283

Provincial Ranking (Freehold): Number of suburbs: 1782

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WESTDENE	EKURHULENI METROPOLITAN	GAUTENG	201	2,065,746
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	202	2,038,608
SUNDERLAND RIDGE AH	CITY OF TSHWANE	GAUTENG	203	2,037,103
FAIRLAND	CITY OF JOHANNESBURG	GAUTENG	204	2,035,601
SOUTHDOWNNS ESTATE	CITY OF TSHWANE	GAUTENG	205	2,032,658
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	206	2,029,214
CEDAR LAKES	CITY OF JOHANNESBURG	GAUTENG	207	2,025,651
RISPARK AH	CITY OF JOHANNESBURG	GAUTENG	208	2,015,000
MEYERSDAL NATURE ESTATE	EKURHULENI METROPOLITAN	GAUTENG	209	2,010,420
KLEVE HILL PARK	CITY OF JOHANNESBURG	GAUTENG	210	2,006,446
GREENSIDE	CITY OF JOHANNESBURG	GAUTENG	211	2,006,151

Municipal Ranking (Freehold): Number of suburbs: 628

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WINSTON RIDGE	CITY OF JOHANNESBURG	GAUTENG	126	2,156,857
POORTVIEW	CITY OF JOHANNESBURG	GAUTENG	127	2,111,765
BLUE HILLS AH	CITY OF JOHANNESBURG	GAUTENG	128	2,086,455
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	129	2,038,608
FAIRLAND	CITY OF JOHANNESBURG	GAUTENG	130	2,035,601
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	131	2,029,214
CEDAR LAKES	CITY OF JOHANNESBURG	GAUTENG	132	2,025,651
RISPARK AH	CITY OF JOHANNESBURG	GAUTENG	133	2,015,000
KLEVE HILL PARK	CITY OF JOHANNESBURG	GAUTENG	134	2,006,446
GREENSIDE	CITY OF JOHANNESBURG	GAUTENG	135	2,006,151
BROADACRES	CITY OF JOHANNESBURG	GAUTENG	136	2,005,778

National Ranking (Sectional Scheme):

Number of suburbs: 1986

Suburb	Municipality	Province	Rank	Mean Valuation (R)
FERNGLEN	NELSON MANDELA	EASTERN CAPE	471	870,055
WILDERNESS	GEORGE	WESTERN CAPE	472	870,000
GORDONS BAY	CITY OF CAPE TOWN	WESTERN CAPE	473	869,389
BAYSWATER	MANGAUNG	FREE STATE	474	869,120
EASTCLIFF	CITY OF JOHANNESBURG	GAUTENG	475	868,333
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	476	867,909
AZALEAPARK	RUSTENBURG	NORTH WEST	477	866,863
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	478	866,429
BRONBERG	KUNGWINI	GAUTENG	479	865,571
SALT RIVER	CITY OF CAPE TOWN	WESTERN CAPE	480	865,455
MAGALIESSIG	CITY OF JOHANNESBURG	GAUTENG	481	865,018

Provincial Ranking (Sectional Scheme):

Number of suburbs: 842

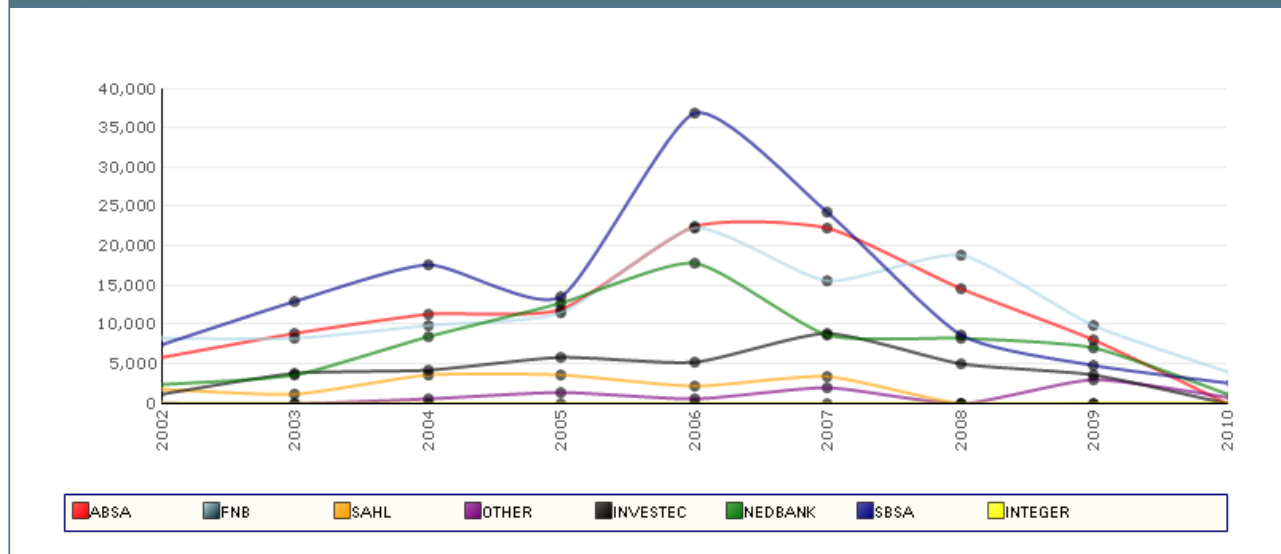
Suburb	Municipality	Province	Rank	Mean Valuation (R)
MAROEADAL	CITY OF JOHANNESBURG	GAUTENG	175	885,291
NORTHMEAD	EKURHULENI METROPOLITAN	GAUTENG	176	881,553
LAKEFIELD	EKURHULENI METROPOLITAN	GAUTENG	177	876,124
MORELETA PARK	CITY OF TSHWANE	GAUTENG	178	875,578
EASTCLIFF	CITY OF JOHANNESBURG	GAUTENG	179	868,333
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	180	867,909
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	181	866,429
BRONBERG	KUNGWINI	GAUTENG	182	865,571
MAGALIESSIG	CITY OF JOHANNESBURG	GAUTENG	183	865,018
BARTLETT	EKURHULENI METROPOLITAN	GAUTENG	184	864,234
HOMES HAVEN	MOGALE CITY	GAUTENG	185	864,186

Municipal Ranking (Sectional Scheme):

Number of suburbs: 349

Suburb	Municipality	Province	Rank	Mean Valuation (R)
OLIVEDALE	CITY OF JOHANNESBURG	GAUTENG	103	897,471
ORIENTAL PLAZA	CITY OF JOHANNESBURG	GAUTENG	104	896,239
FOURWAYS GARDENS	CITY OF JOHANNESBURG	GAUTENG	105	892,552
MAROEADAL	CITY OF JOHANNESBURG	GAUTENG	106	885,291
EASTCLIFF	CITY OF JOHANNESBURG	GAUTENG	107	868,333
RIVONIA	CITY OF JOHANNESBURG	GAUTENG	108	867,909
VICTORIA	CITY OF JOHANNESBURG	GAUTENG	109	866,429
MAGALIESSIG	CITY OF JOHANNESBURG	GAUTENG	110	865,018
BORDEAUX	CITY OF JOHANNESBURG	GAUTENG	111	855,772
BOSKRUIN	CITY OF JOHANNESBURG	GAUTENG	112	854,089
FORDSBURG	CITY OF JOHANNESBURG	GAUTENG	113	853,061

Lending By Institution (values in R000)



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 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.

Explanatory Notes

The Suburb Details section shows a map with the outline of the suburb which assists the user in visually referencing the area.

The Transfer Information shows the number of property transfers for the suburb split into New (first time registrations) and Repeat sales. The new and repeat data is further split into free hold (FH), sectional scheme (SS) and Estates (EST) shown in a 3 month and 12 month view.

The Suburb Trends graphs show the average price and total volume of sales in the suburb by property type for the last 5 years.

The Age of Residents bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.

The Tenure of Owners graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.

The Bond Information table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The Lending By Institution graph shows the total bonds registered by bank by year for the past 7 years in the suburb.

The Suburb Ranking tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.