

# The Suburb Report

*Property Toolkit User Guide*



# The Suburb Report

This provides a comprehensive overview of the location, property stock, demographics, sales and lending activity for a specific suburb.

Click on “**Suburb Report**” and then enter the suburb name:

Residential Property Toolkit

- Property Report
- Suburb Report**
- Transfers Report
- Owners in Complex Report
- Owners In Street Report
- Estate Report
- SS Report
- Town Report
- Validation
- Valuation Report
- Additional Reports
- Commercial Property Toolkit
- Market View

HOME MY HISTORY MY AREA MY SETTINGS MY ACCOUNT HELP PROPERTY NEWSLETTER

Home > Suburb Report Search

**Suburb Details**

HYDE PARK [City of Johannesburg]

SEARCH CLEAR

|             | Suburb    | Township  | Municipality         |
|-------------|-----------|-----------|----------------------|
| <b>VIEW</b> | HYDE PARK | HYDE PARK | City of Johannesburg |

The system will provide options on the drop-down list as you type.

Select the suburb with the **correct Municipality in brackets** and then click on “**Search**”.

If the results are correct, click on “**View**” to open the report.

# The Suburb Report



## Suburb Report

Update Personal Header & Upload My Photo



Client: Lightstone Risk Management  
User: Candice Backstrom  
Tracking #: 20170608010223  
Report Date: 2017/06/08

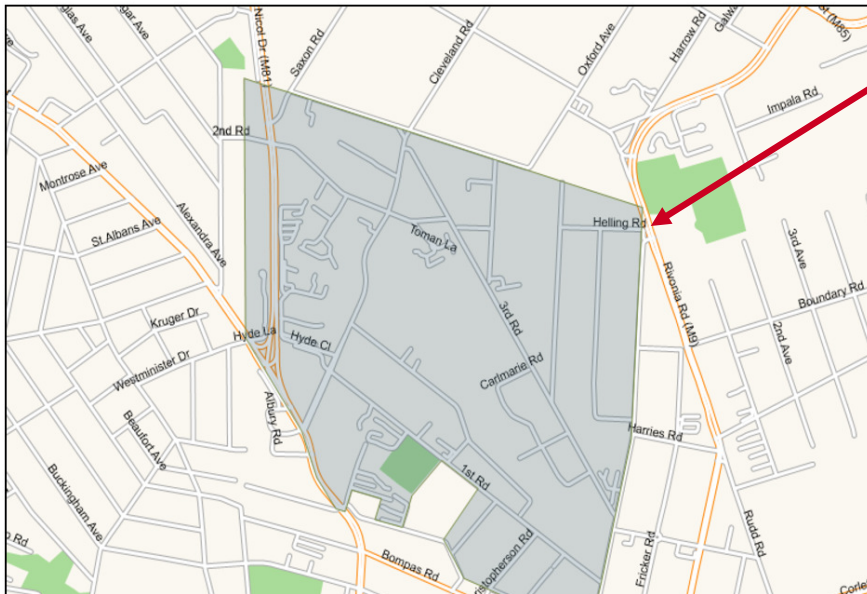
### Suburb Details



Suburb: HYDE PARK  
Municipality: City of Johannesburg  
Town: SANDTON  
Province: Gauteng

To download the report in a printable format, click on **“PDF Export”**, or **“Email Report”** at the top of the page.

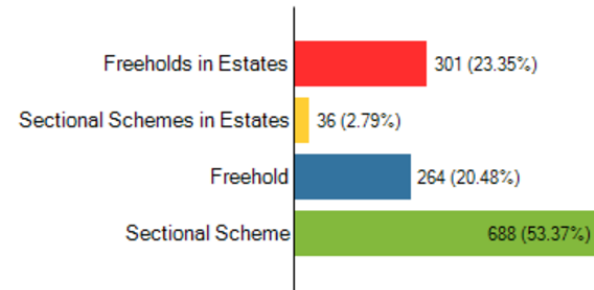
The map displays the boundaries of the suburb:



# The Suburb Report

“**Market Stock**” displays all residential properties broken into property type. Please note sectional scheme garages are excluded.

## Market Stock

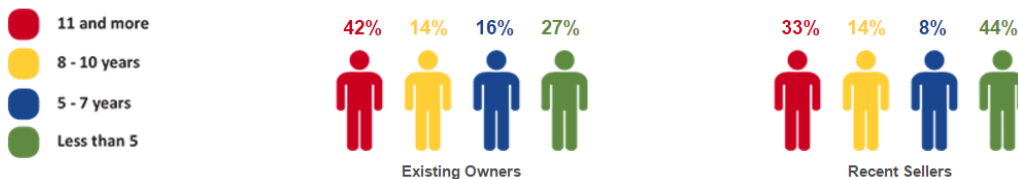


“**Suburb Demographics**” displays the average household income range, the predominant LSM (*Living Standards Measure*) and the number of adults residing in the suburb:

## Suburb Demographics

Average Household Income Range: >R135,000  
Predominant LSM: LSM 10 High  
Number Adults: 3201

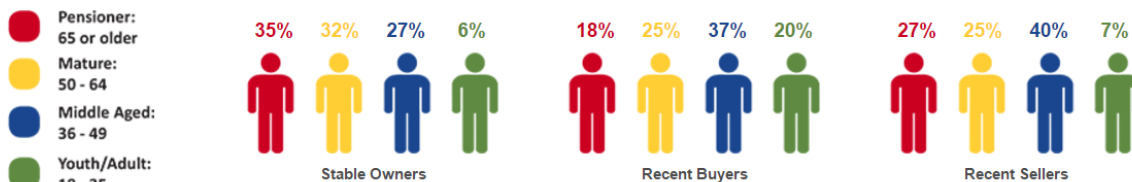
## Period Of Ownership



For the period: June 2016 to May 2017

The “**Period of Ownership**” illustrates the tenure of ownership in a suburb and indicates ownership stability.

## Age Of Owners



For the period: June 2016 to May 2017

The “**Recent Sellers**” section provides a profile of owners that have sold over the last year.

“**Age of Owners**” provides age distribution of property owners.

# The Suburb Report

| Property Transfer Information   |                     |                          |                                       |        |                          |                                      |        |                          |                                       |        |                          |                  |
|---|---------------------|--------------------------|---------------------------------------|--------|--------------------------|--------------------------------------|--------|--------------------------|---------------------------------------|--------|--------------------------|------------------|
| <div><div>First Time Registrations</div><div>Repeat Sales</div></div> |                     |                          |                                       |        |                          |                                      |        |                          |                                       |        |                          |                  |
| Last 3 Months<br>Mar 2017 - May 2017                                  |                     |                          | Last 12 Months<br>Jun 2016 - May 2017 |        |                          | Last 3 Months<br>Mar 2017 - May 2017 |        |                          | Last 12 Months<br>Jun 2016 - May 2017 |        |                          |                  |
|   | Count:              | Total Value:<br>(R000's) | AVG:<br>(R000's)                      | Count: | Total Value:<br>(R000's) | AVG:<br>(R000's)                     | Count: | Total Value:<br>(R000's) | AVG:<br>(R000's)                      | Count: | Total Value:<br>(R000's) | AVG:<br>(R000's) |
| ESTATE  | R0 - R400 000       | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R400 000 - R800 000 | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R800 000 - R1.5mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R1.5mil - R3mil     | --                       | --                                    | --     | --                       | --                                   | 1      | 2 079                    | 2 079                                 | 9      | 17 790                   | 1 977            |
|   | Greater than R3mil  | --                       | --                                    | --     | --                       | --                                   | 4      | 31 550                   | 7 888                                 | 21     | 163 345                  | 7 778            |
|   | Total               | 0                        | 0                                     | 0      | 0                        | 0                                    | 0      | 5                        | 33 629                                | 6 726  | 30                       | 181 135          |
| SECTIONAL SCHEME  | R0 - R400 000       | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R400 000 - R800 000 | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R800 000 - R1.5mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R1.5mil - R3mil     | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | Greater than R3mil  | --                       | --                                    | --     | --                       | --                                   | 1      | 16 000                   | 16 000                                | 9      | 97 905                   | 10 878           |
|   | Total               | 0                        | 0                                     | 0      | 0                        | 0                                    | 0      | 1                        | 16 000                                | 16 000 | 9                        | 97 905           |
| LAND ONLY   | R0 - R400 000       | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R400 000 - R800 000 | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R800 000 - R1.5mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | 2      | 2 800                    | 1 400            |
|   | R1.5mil - R3mil     | --                       | --                                    | --     | --                       | --                                   | 4      | 9 845                    | 2 461                                 | 23     | 53 640                   | 2 332            |
|   | Greater than R3mil  | --                       | --                                    | --     | --                       | --                                   | 2      | 9 700                    | 4 850                                 | 12     | 46 015                   | 3 835            |
|   | Total               | 0                        | 0                                     | 0      | 0                        | 0                                    | 0      | 6                        | 19 545                                | 3 258  | 37                       | 102 455          |
| FREEHOLD  | R0 - R400 000       | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R400 000 - R800 000 | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R800 000 - R1.5mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R1.5mil - R3mil     | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | 1      | 1 686                    | 1 686            |
|   | Greater than R3mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | Total               | 0                        | 0                                     | 0      | 0                        | 0                                    | 0      | 0                        | 0                                     | 0      | 1                        | 1 686            |
| TOTAL   | R0 - R400 000       | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R400 000 - R800 000 | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R800 000 - R1.5mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | R1.5mil - R3mil     | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | Greater than R3mil  | --                       | --                                    | --     | --                       | --                                   | --     | --                       | --                                    | --     | --                       | --               |
|   | Total               | 0                        | 0                                     | 0      | 0                        | 0                                    | 0      | 0                        | 0                                     | 0      | 0                        | 0                |
| Total Transfers   |                     |                          |                                       |        |                          |                                      | 12     | 69 174                   | 5 765                                 | 77     | 383 182                  | 4 976            |

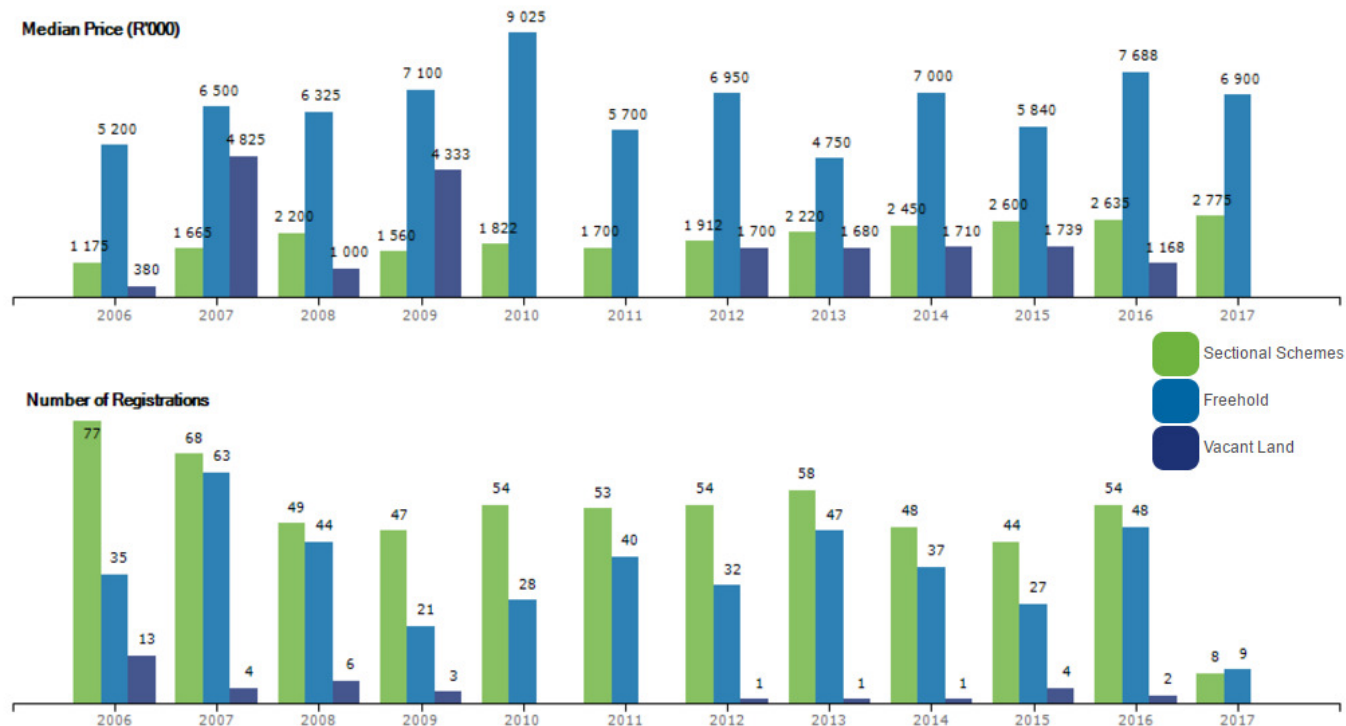


# The Suburb Report

## Growth and Activity



“Growth and Activity” displays the **median price** of all purchase prices and the **total number of sales** in the suburb over the past 10 years, per property type. This is useful information to track a suburbs performance and growth.



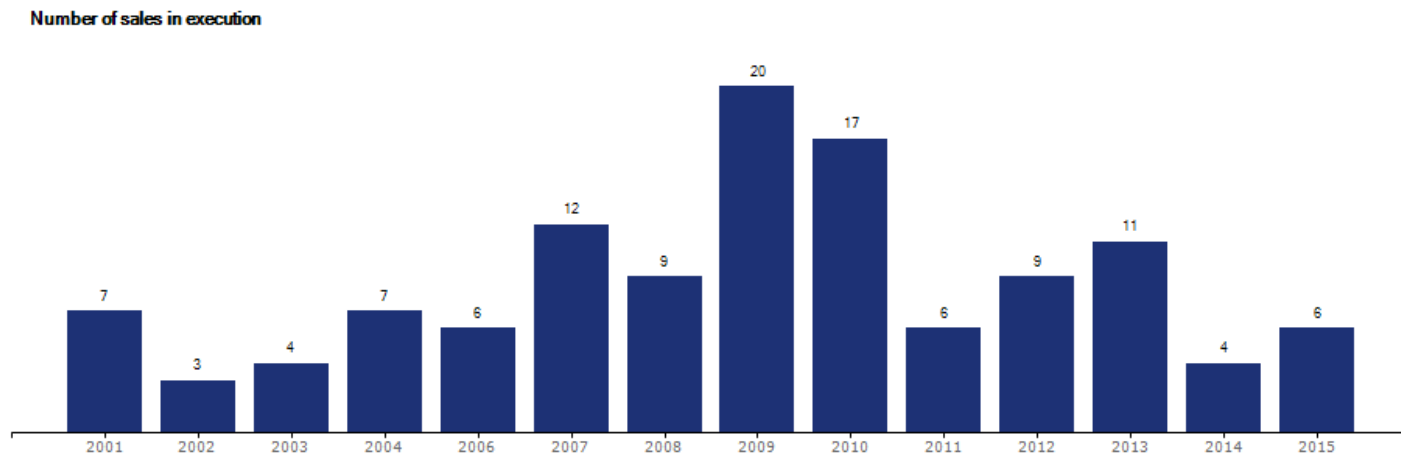
**Important:** The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme 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.

# The Suburb Report

## Sales In Execution

A “**Sales In Execution**” is a public auction held by a **Sheriff of the Court**.

This means a court order has been obtained by the bank to attach and sell the property to recover the money that has not been repaid on a home loan. The number of sales in executions within a suburb are included over the last 15 years.



# The Suburb Report

## Suburb Ranking



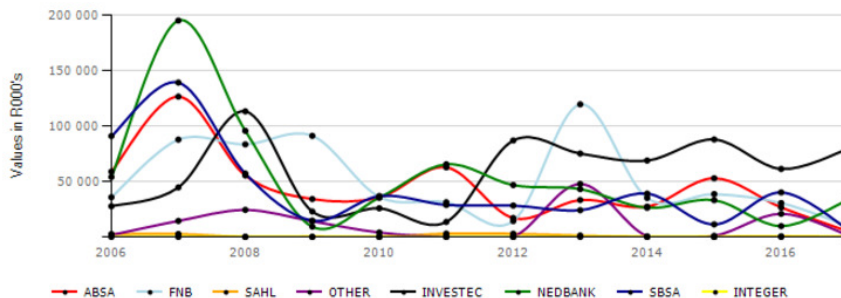
“Suburb Ranking” depicts suburbs that have a similar median price using the Lightstone valuation for each suburb.

## Lending By Institution



“Lending by Institution” provides insight into the total amount of bonds registered per bank. Based on residential bonding activity and excludes sectional title garages:

(values in R 000's)



### Freehold

#### Nearest Suburb Ranking

|                      | Suburb         | Municipality         | Province | Rank | Median Valuation |
|----------------------|----------------|----------------------|----------|------|------------------|
| <a href="#">VIEW</a> | SANDHURST      | City of Johannesburg | Gauteng  | 2    | R 16 500 000     |
| <a href="#">VIEW</a> | DUNKELD        | City of Johannesburg | Gauteng  | 18   | R 10 300 000     |
| <a href="#">VIEW</a> | HYDE PARK      | City of Johannesburg | Gauteng  | 21   | R 9 800 000      |
| <a href="#">VIEW</a> | ILLOVO         | City of Johannesburg | Gauteng  | 27   | R 8 750 000      |
| <a href="#">VIEW</a> | DUNKELD WEST   | City of Johannesburg | Gauteng  | 30   | R 7 850 000      |
| <a href="#">VIEW</a> | INANDA         | City of Johannesburg | Gauteng  | 32   | R 7 775 000      |
| <a href="#">VIEW</a> | ROSEBANK       | City of Johannesburg | Gauteng  | 89   | R 5 600 000      |
| <a href="#">VIEW</a> | CRAIGHALL      | City of Johannesburg | Gauteng  | 138  | R 4 600 000      |
| <a href="#">VIEW</a> | CRAIGHALL PARK | City of Johannesburg | Gauteng  | 167  | R 4 250 000      |
| <a href="#">VIEW</a> | PARKMORE       | City of Johannesburg | Gauteng  | 351  | R 3 150 000      |

#### National Ranking

Number of suburbs: 5864

|                      | Suburb            | Municipality         | Province     | Rank | Median Valuation |
|----------------------|-------------------|----------------------|--------------|------|------------------|
| <a href="#">VIEW</a> | WESTCLIFF         | City of Johannesburg | Gauteng      | 16   | R 10 750 000     |
| <a href="#">VIEW</a> | WITTEBOOMEN       | City of Cape Town    | Western Cape | 17   | R 10 350 000     |
| <a href="#">VIEW</a> | DUNKELD           | City of Johannesburg | Gauteng      | 18   | R 10 300 000     |
| <a href="#">VIEW</a> | CONSTANTIA        | City of Cape Town    | Western Cape | 19   | R 10 250 000     |
| <a href="#">VIEW</a> | BAKOVEN           | City of Cape Town    | Western Cape | 20   | R 10 100 000     |
| <a href="#">VIEW</a> | HYDE PARK         | City of Johannesburg | Gauteng      | 21   | R 9 800 000      |
| <a href="#">VIEW</a> | FRESNAYE          | City of Cape Town    | Western Cape | 22   | R 9 750 000      |
| <a href="#">VIEW</a> | MOOKILOOF HEIGHTS | City of Tshwane      | Gauteng      | 23   | R 9 650 000      |
| <a href="#">VIEW</a> | SWAANSWYK ROAD    | City of Cape Town    | Western Cape | 24   | R 9 050 000      |
| <a href="#">VIEW</a> | RUYTERPLAATS      | City of Cape Town    | Western Cape | 25   | R 8 875 000      |

### Sectional Scheme

#### National Ranking

Number of suburbs: 2281

|                      | Suburb                | Municipality         | Province      | Rank | Median Valuation |
|----------------------|-----------------------|----------------------|---------------|------|------------------|
| <a href="#">VIEW</a> | BRETTEWOOD            | KwaDukuza            | KwaZulu-Natal | 51   | R 2 750 000      |
| <a href="#">VIEW</a> | FERNKLOOF GOLF ESTATE | Overstrand           | Western Cape  | 52   | R 2 750 000      |
| <a href="#">VIEW</a> | STEYN CITY            | City of Johannesburg | Gauteng       | 53   | R 2 750 000      |
| <a href="#">VIEW</a> | ST FRANCIS BAY CANALS | Kouga                | Eastern Cape  | 54   | R 2 700 000      |
| <a href="#">VIEW</a> | SOUTHDOONS ESTATE     | City of Tshwane      | Gauteng       | 55   | R 2 700 000      |
| <a href="#">VIEW</a> | HYDE PARK             | City of Johannesburg | Gauteng       | 56   | R 2 650 000      |
| <a href="#">VIEW</a> | OVERKLOOF             | City of Cape Town    | Western Cape  | 57   | R 2 650 000      |
| <a href="#">VIEW</a> | PLATTEKLOOF           | City of Cape Town    | Western Cape  | 58   | R 2 600 000      |
| <a href="#">VIEW</a> | BAILEYS MUCKLENEUK    | City of Tshwane      | Gauteng       | 59   | R 2 600 000      |
| <a href="#">VIEW</a> | DUNKIRK ESTATE        | KwaDukuza            | KwaZulu-Natal | 60   | R 2 600 000      |









# The Suburb Report

## Amenities



“**Amenities**” includes a list of nearby services and is useful information to include in a show day. It helps potential buyers understand **what a suburb can offer**:

| Amenity  | Type                 | Distance (km) |
|--|----------------------|---------------|
| bp - Hutton Hyde Park  | Filling Station      | 0.79 km       |
|  Shell - Hyde Park                                      | Filling Station      | 0.84 km       |
| Shell - Sandhurst  | Filling Station      | 1.04 km       |
| Gautrain Bus Stop - Saint David's  | Bus Station          | 0.90 km       |
|  Gautrain Bus Stop - Rivonia Road & Ferguson Road       | Bus Station          | 0.91 km       |
| Gautrain Bus Stop - Rivonia Road & Boundary Road   | Bus Station          | 0.96 km       |
| Police SAPS - Rosebank   | Police Station       | 2.37 km       |
|  Police SAPS - Parkview                                 | Police Station       | 4.12 km       |
| Police SAPS - Bramley  | Police Station       | 4.55 km       |
| Saint David's Marist Inanda - Main Entrance  | Combined School      | 0.93 km       |
|  Saint Davis Marist Nanda School                      | Combined School      | 1.04 km       |
| Hyde Park High School  | Secondary School     | 0.22 km       |
| Hyde Park Shopping Centre - 1st Road Entrance  | Shopping Centre      | 0.54 km       |
|  Hyde Park Corner Shopping Centre - 6th Road Entrance | Shopping Centre      | 0.60 km       |
| Hyde Square  | Shopping Centre      | 0.80 km       |
| University of Pretoria - Gordon Institute of Business Science  | Tertiary Institution | 0.93 km       |
|  LISOF  | Tertiary Institution | 2.40 km       |
| Damelin  | Tertiary Institution | 2.72 km       |