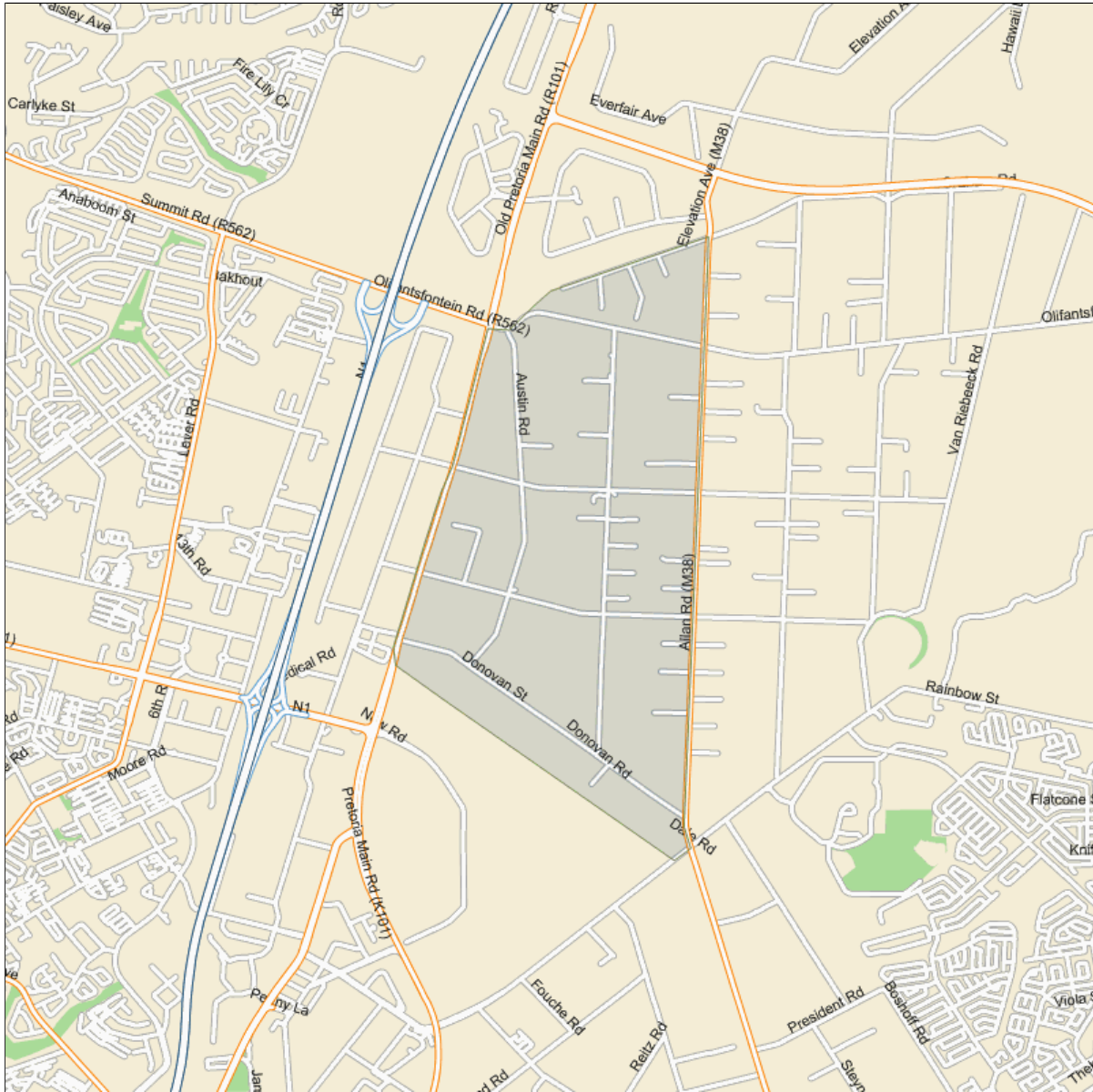


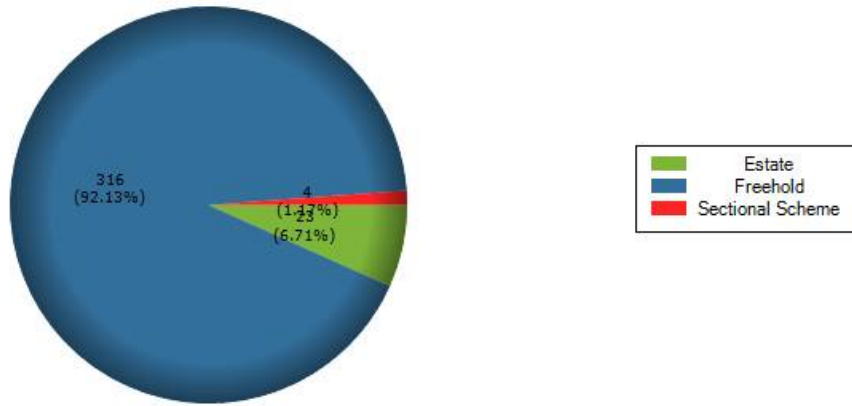
### Suburb Details

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

<b>Suburb:</b>	GLEN AUSTIN AH	<b>Municipality:</b>	CITY OF JOHANNESBURG
<b>Township:</b>	GLEN AUSTIN AH	<b>Province:</b>	GAUTENG



Market Stock

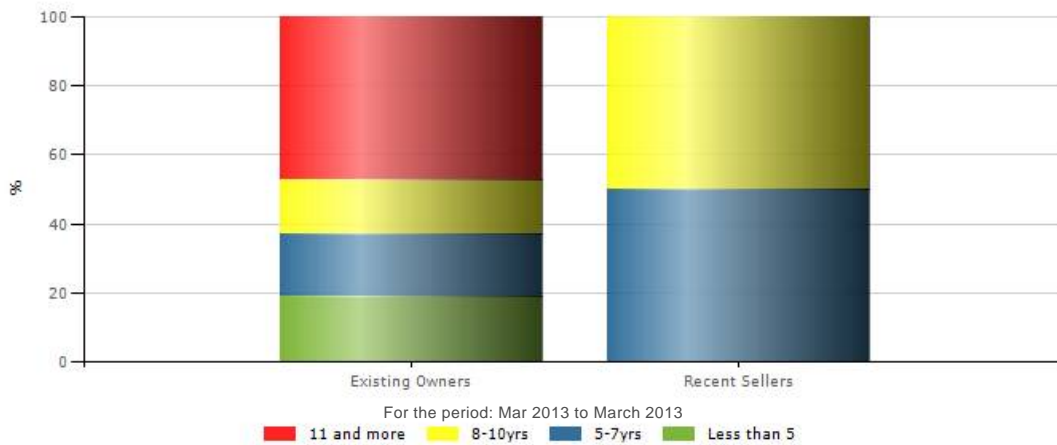


Demographics

Average Household Income Range:	R37,000 - R43,000
Predominant LSM:	LSM10Low
Number Adults:	1106

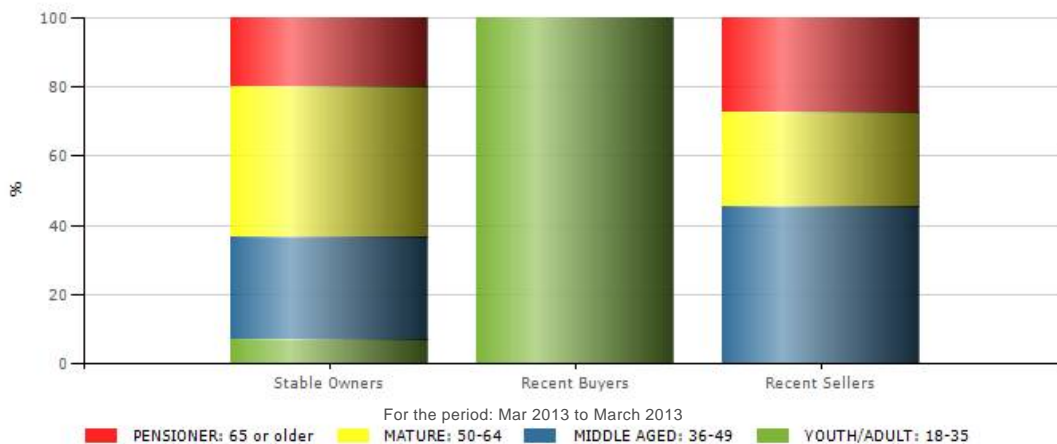
Period of Ownership

The **Period of Ownership** bar graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.  
**Recent sellers:** Profile of residents that sold over the last year.



Age of Residents

The **Age of Residents** bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.  
**Recent sellers:** Age profile of sellers who sold over the last year.



Transfer Information Up to Mar 2013  
Property Transfer Information

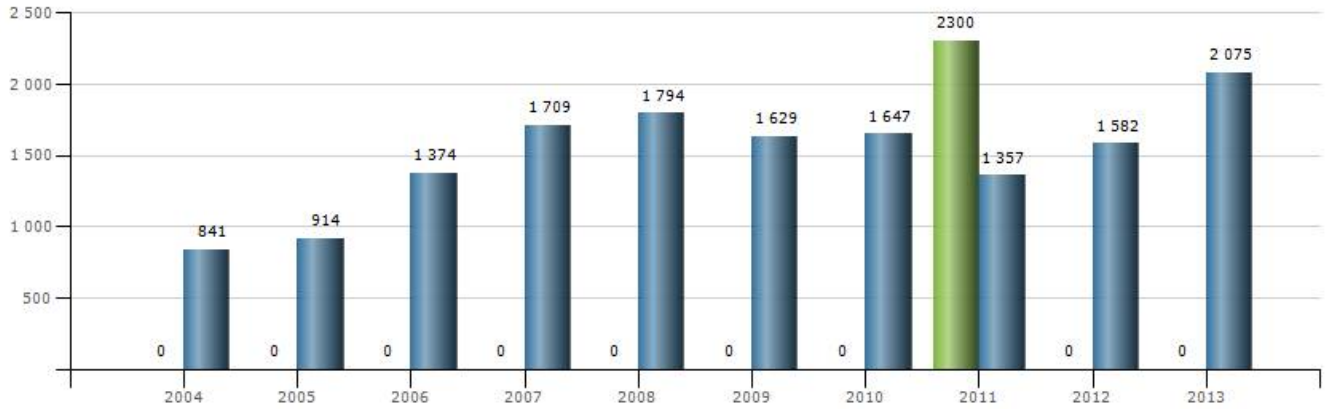
FIRST TIME REGISTRATIONS	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)					
EST	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
R0 - R400000		0.0		0.0	0			0.0		0.0	0
R400000 - R800000		0.0		0.0	0			0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0			0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0			0.0		0.0	0
Greater than R3mil		0.0		0.0	0			0.0		0.0	0
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>	<b>0</b>
FH	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>	<b>0</b>
SS	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>	<b>0</b>
REPEAT SALES	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)					
EST	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>	<b>0</b>
FH	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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	1	50.0	1 000	32.8	1 000	
R1.5mil - R3mil		0.0		0.0	0	1	50.0	2 050	67.2	2 050	
Greater than R3mil		0.0		0.0	0			0.0		0.0	0
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>100</b>	<b>3 050</b>	<b>100</b>	<b>1 525</b>	
SS	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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
<b>Total</b>		<b>0</b>		<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>	<b>0</b>
Totals Per Price band	Count	%	Value	%	Avg	Count	%	Value	%	Avg	
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	1	50.0	1 000	32.8	1 000	

R1.5mil - R3mil	0.0	0.0	0	1	50.0	2 050	67.2	2 050
Greater than R3mil	0.0	0.0	0		0.0		0.0	0
<b>Total Transfers</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>2</b>	<b>100</b>	<b>3 050</b>	<b>100</b>	<b>1 525</b>

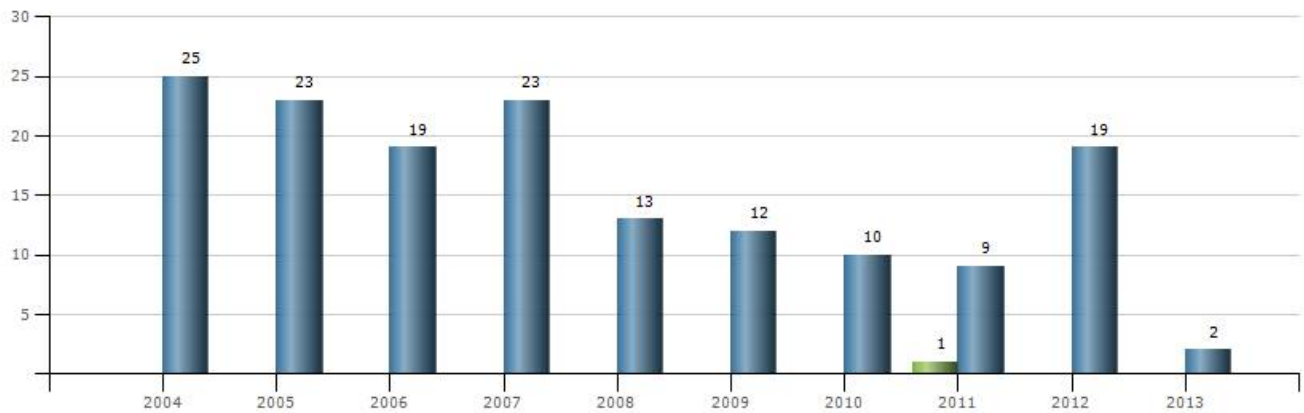
## Growth and Activity

**i** The **Growth and Activity** graphs show the average price and total volume of sales in the estate by property type for recent years. Only properties which Lightstone classify as privately owned are used in these calculations and sales prices which are not in-line with market values for these properties are excluded from the analysis. This is done to arrive at a more accurate estimate of market value for properties within the estate. The information used in this analysis is updated on a monthly basis.

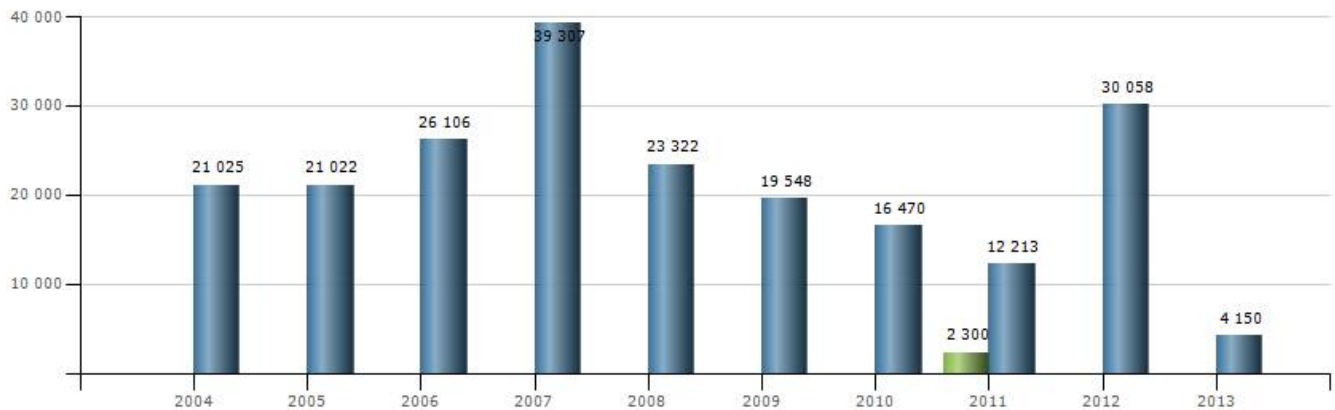
**Average Price (R'000)**



**Number of Sales**

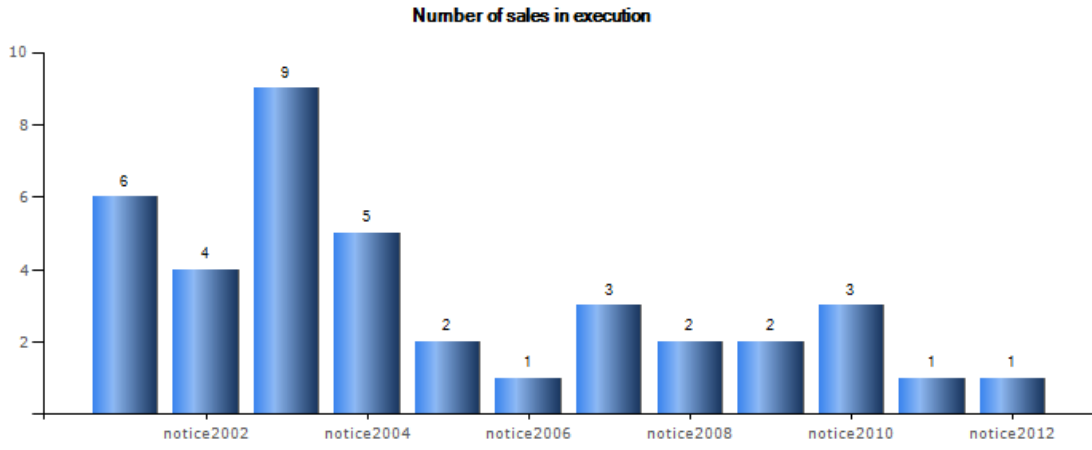


**Total Value (R'000)**



■ AvgPriceSS 
 ■ NumberSS 
 ■ TotValSS 
 ■ AvgPriceFH 
 ■ NumberFH 
 ■ TotValFH

Sales In Execution



## Suburb Ranking

**i** 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.

### FREEHOLD

#### Nearest Suburb Ranking

	Suburb	Municipality	Province	Rank	Average Valuation (R)
<a href="#">VIEW</a>	HALFWAY HOUSE EXT 2	CITY OF JOHANNESBURG	GAUTENG	1092	R 1 395 833
<a href="#">VIEW</a>	GLEN AUSTIN AH	CITY OF JOHANNESBURG	GAUTENG	907	R 1 548 246
<a href="#">VIEW</a>	GLEN AUSTIN AH EXT 1	CITY OF JOHANNESBURG	GAUTENG	1493	R 1 149 224
<a href="#">VIEW</a>	KAALFONTEIN EXT 16	CITY OF JOHANNESBURG	GAUTENG	3547	R 434 228
<a href="#">VIEW</a>	NOORDWYK	CITY OF JOHANNESBURG	GAUTENG	1814	R 1 005 945
<a href="#">VIEW</a>	ERAND GARDENS	CITY OF JOHANNESBURG	GAUTENG	881	R 1 565 283

#### National Ranking

Number of suburbs: 5416

	Suburb	Municipality	Province	Rank	Average Valuation (R)
<a href="#">VIEW</a>	DIE WILGERS	CITY OF TSHWANE	GAUTENG	902	R 1 550 343
<a href="#">VIEW</a>	CRANBROOK VALE	CITY OF TSHWANE	GAUTENG	903	R 1 550 000
<a href="#">VIEW</a>	BLOUBERG SANDS	CITY OF CAPE TOWN	WESTERN CAPE	904	R 1 549 171
<a href="#">VIEW</a>	ZANDVLEI	CITY OF CAPE TOWN	WESTERN CAPE	905	R 1 548 835
<a href="#">VIEW</a>	HONEYDEW MANOR	CITY OF JOHANNESBURG	GAUTENG	906	R 1 548 297
<a href="#">VIEW</a>	GLEN AUSTIN AH	CITY OF JOHANNESBURG	GAUTENG	907	R 1 548 246
<a href="#">VIEW</a>	KAMMA RIDGE	NELSON MANDELA BAY	EASTERN CAPE	908	R 1 547 952
<a href="#">VIEW</a>	KENSINGTON B	CITY OF JOHANNESBURG	GAUTENG	909	R 1 547 246
<a href="#">VIEW</a>	SCHOTSCHEKLOOF	CITY OF CAPE TOWN	WESTERN CAPE	910	R 1 547 190
<a href="#">VIEW</a>	BARBEQUE DOWNS	CITY OF JOHANNESBURG	GAUTENG	911	R 1 545 933
<a href="#">VIEW</a>	WHITE RIVER EXT 5	MBOMBELA	MPUMALANGA	912	R 1 541 892

#### Municipal Ranking

Number of suburbs: 607

	Suburb	Municipality	Province	Rank	Average Valuation (R)
<a href="#">VIEW</a>	WITKOPPEN	CITY OF JOHANNESBURG	GAUTENG	210	R 1 575 384
<a href="#">VIEW</a>	RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	211	R 1 574 091
<a href="#">VIEW</a>	SYDENHAM	CITY OF JOHANNESBURG	GAUTENG	212	R 1 569 537
<a href="#">VIEW</a>	ERAND GARDENS	CITY OF JOHANNESBURG	GAUTENG	213	R 1 565 283
<a href="#">VIEW</a>	HONEYDEW MANOR	CITY OF JOHANNESBURG	GAUTENG	214	R 1 548 297
<a href="#">VIEW</a>	GLEN AUSTIN AH	CITY OF JOHANNESBURG	GAUTENG	215	R 1 548 246
<a href="#">VIEW</a>	KENSINGTON B	CITY OF JOHANNESBURG	GAUTENG	216	R 1 547 246
<a href="#">VIEW</a>	BARBEQUE DOWNS	CITY OF JOHANNESBURG	GAUTENG	217	R 1 545 933
<a href="#">VIEW</a>	MULBARTON	CITY OF JOHANNESBURG	GAUTENG	218	R 1 537 573
<a href="#">VIEW</a>	RUITERHOF EXT 2	CITY OF JOHANNESBURG	GAUTENG	219	R 1 533 333
<a href="#">VIEW</a>	DARRENWOOD	CITY OF JOHANNESBURG	GAUTENG	220	R 1 529 063

### SECTIONAL SCHEME

National Ranking  
Municipal Ranking

Number of suburbs: 2112  
Number of suburbs: 366

### Bond Information Up to Mar 2013

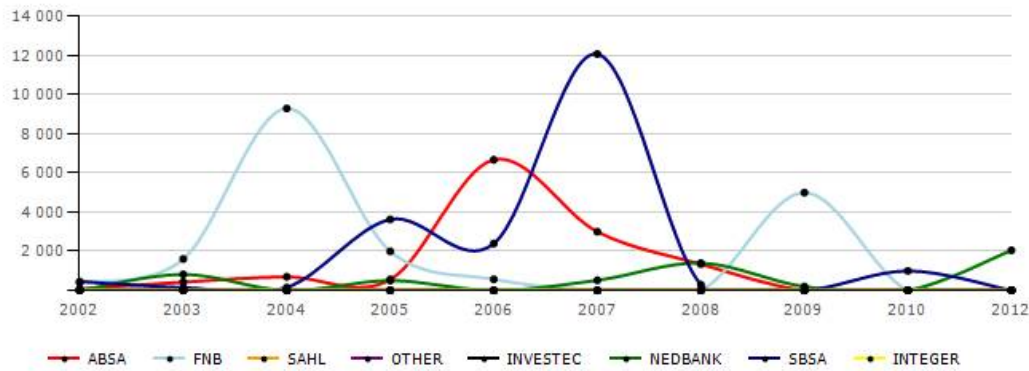
**i** The **Bond Information** table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

#### Deeds Office Information

Bond data	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
ORDINARY LOAN										
NEDBANK		0.0		0.0	0	1	100.0	2 050	100.0	2 050
<b>Total</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>1</b>	<b>100</b>	<b>2 050</b>	<b>100</b>	<b>2 050</b>

## Lending By Institution (values in R000)

**i** The **Lending by Institution** graph shows the total bonds registered by bank and by year for recent years. Values in R000.



## Amenities

**i** The **Amenities** listing shows the closest amenities to the subject property including the suburb they are in and distance from the subject property.

Type	Amenity
Hospital/Clinic	Joburg Clinic
PoliceStation	Police SAPS - Midrand Ivory Park
PoliceStation	Police SAPS - Midrand
PrePrimarySchool	Robins Nest Pre Primary School
PrimarySchool	Midrand Primary School
PrimarySchool	Halfway House Primary School
School	Christ Church School
SecondarySchool	Midrand Secondary School
ShoppingCentre	Glen Austin Shopping Centre
ShoppingCentre	BMW Lifestyle Centre Midrand
ShoppingCentre	Motor City Shopping Centre
ShoppingCentre	Midrand Motor City Shopping Centre
ShoppingCentre	San Ridge Square Shopping Centre

## 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.