

Property Report

10 Balcomb, MTHUNZINI ESTATE | KwaZulu-Natal



christelle govenden

REPORT
B5F3D6CB-20BA-4DD9-8A8A-F0FD83292510

Property Details

FREEHOLD

10 Balcomb Avenue, Mthunzini Estate, KwaZulu-Natal

Estate: Zini River Estate

Suburb: Zini River Estate

LEGAL

Erf 132

Town: "MTHUNZINI ESTATE"

Mun: "NOT AVAILABLE"

Province: "KWAZULU NATAL"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

1520 m²

LAND SIZE (CADASTRAL)

1520 m²

LAST SALES PRICE

R630 000

LAST SALES DATE

2018/11/19



(Lat/long)/Street View -28.942221, 31.765182



Owner Details

ID	NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
KP	KUNENE PATRICK	7111125434082	T2216/2019	MARRIED IN	-
KN	KUNENE NOKULUNGA PHUMELELE	7710170305087	T2216/2019	MARRIED IN	-

brought to you by

Lightstone

We simplify the complex

Transfer History

2019	<p>■ BUYER Natural Person</p> <p>▼ SELLER Natural Person</p>	<p>REG DATE 2019/02/04</p> <p>TITLE DEED NO. T2216/2019</p>	<p>PURCHASE DATE 2018/11/19</p> <p>PURCHASE PRICE R 630 000</p>
	<p>■ BUYER Natural Person</p> <p>▼ SELLER Legal Entity</p>	<p>REG DATE 2007/01/05</p> <p>TITLE DEED NO. T625/2007</p>	<p>PURCHASE DATE 2006/02/28</p> <p>PURCHASE PRICE R 455 000</p>

Street Transfer History

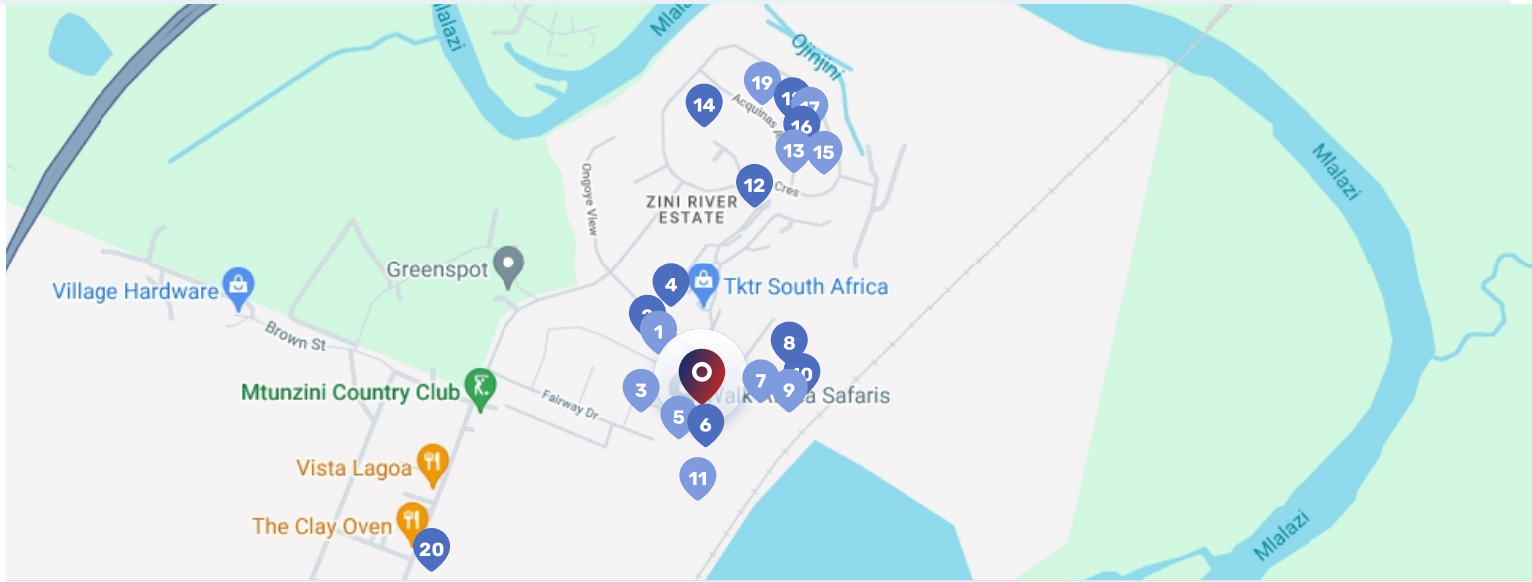
■ BUYER Legal Entity	▼ SELLER Legal Entity	REG DATE 2023/11/14	PURCHASE DATE	TITLE DEED NO. T32419/2023	STREET NUMBER 	ERF PORTION 108 0	PURCHASE PRICE
■ BUYER Legal Entity	▼ SELLER Legal Entity	REG DATE 2023/09/14	PURCHASE DATE 2023/07/10	TITLE DEED NO. T26336/2023	STREET NUMBER Balcomb 35	ERF PORTION 116 0	PURCHASE PRICE R 5 300 000
■ BUYER Natural Person	▼ SELLER Legal Entity	REG DATE 2022/10/04	PURCHASE DATE 2022/04/25	TITLE DEED NO. T35140/2022	STREET NUMBER Balcomb 30	ERF PORTION 122 0	PURCHASE PRICE R 4 000 000

Municipal Valuation




VALUATION AMOUNT R 560 000	ESTIMATED MONTHLY RATES na	YEAR OF VALUATION 2020	RATING PERIOD	USAGE CATEGORY UNKNOWN	USAGE VACANT
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Servitudes

SERVITUDE TYPE	AREA / LINE	TAG VALUE	GEOMETRY
Unclassified Urban	Area	1409/2006001	154 m ²
Unclassified Urban	Area	1409/2006001	156 m ²
Unclassified Urban	Area	1409/2006001	158 m ²
Unclassified Urban	Area	1409/2006002	307 m ²
Unclassified Urban	Area	1409/2006002	312 m ²
Unclassified Urban	Area	1409/2006002	315 m ²



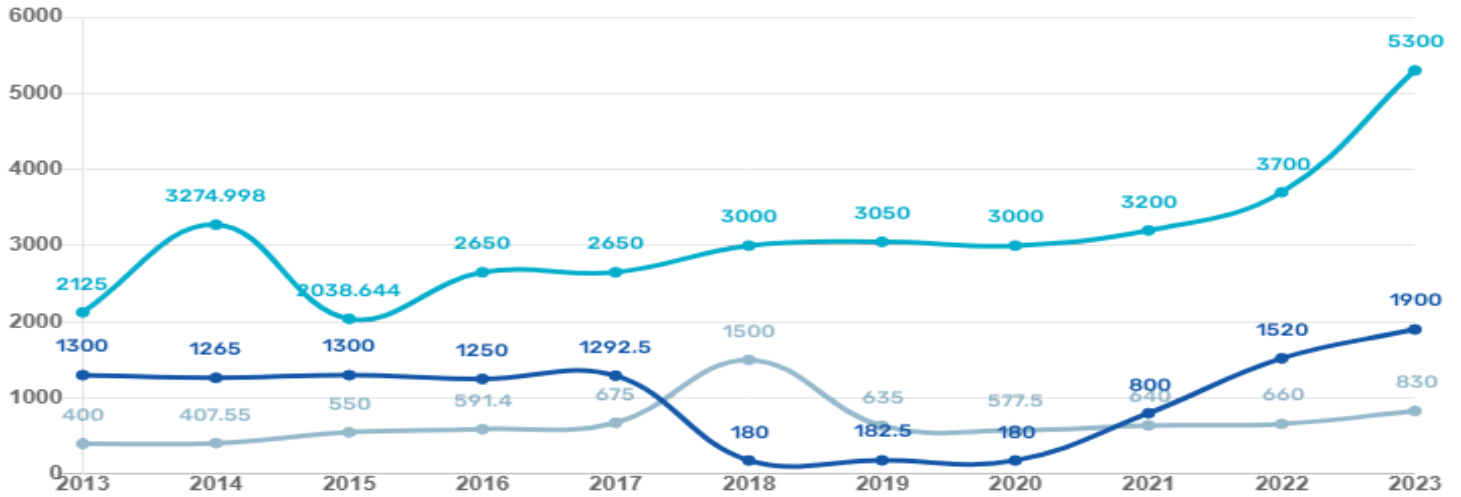
	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
1	6 Balcomb Avenue Zini River Estate	134 0	54	2021/11/19	2021/08/04	1518 R 2 404/m2	489 R 7 464/m2	R 3 650 000	4	4.5	3
2	Not Available	136 0	104	2022/05/31	2022/02/26	1786 R 2 688/m2	309 R 15 533/m2	R 4 800 000	4	3.5	2
3	10 Hobby Close Zini River Estate	419 0	146	2023/07/04	2023/06/07	4546 R 1 452/m2	810 R 8 148/m2	R 6 600 000 cash	4	4	3
4	20 Barry Kramer Avenue Zini River Estate	97 0	165	2021/04/19	2021/01/19	1602 R 1 998/m2	0 R 3 200 000/m2	R 3 200 000 cash			
5	6 Peregrine Place Zini River Estate	250 0	186	2022/03/01	2021/11/18	1460 R 2 182/m2	353 R 9 022/m2	R 3 185 000	3	2.5	0
6	7 Lanner Lane Zini River Estate	253 0	224	2022/05/31	2022/03/31	1254 R 3 190/m2	0 R 4 000 000/m2	R 4 000 000 cash	4	3	1
7	25 Balcomb Avenue Zini River Estate	111 0	248	2022/06/20	2022/02/14	1704 R 1 702/m2	463 R 6 263/m2	R 2 900 000	4	2	2
8	35 Balcomb Avenue Zini River Estate	116 0	306	2023/09/14	2023/07/10	1659 R 3 195/m2	558 R 9 498/m2	R 5 300 000 cash	3	3.5	0
9	26 Balcomb Avenue Zini River Estate	124 0	329	2022/06/30	2022/03/31	1535 R 2 508/m2	181 R 21 270/m2	R 3 850 000	4	4.5	0
10	30 Balcomb Avenue Zini River Estate	122 0	346	2022/10/04	2022/04/25	1535 R 2 606/m2	0 R 4 000 000/m2	R 4 000 000 cash			
11	38 Fairway Drive Zini River Estate	268 0	354	2022/09/26	2022/07/26	1828 R 1 668/m2	250 R 12 200/m2	R 3 050 000 cash	3	2	1
12	3 Msimbithi Lane Zini River Estate	194 0	478	2023/04/19	2023/01/15	1604 R 3 367/m2	485 R 11 134/m2	R 5 400 000	3	3.5	0
13	14 Acquinas Avenue Zini River Estate	177 0	608	2022/07/13	2022/03/05	2019 R 1 555/m2	334 R 9 401/m2	R 3 140 000	3	3.5	4
14	52 Mdoni Crescent Zini River Estate	52 0	643	2023/06/06	2023/03/14	1538 R 3 414/m2	444 R 11 824/m2	R 5 250 000	5	5.5	0
15	17 Acquinas Avenue Zini River Estate	161 0	648	2022/06/29	2022/03/28	1496 R 2 273/m2	0 R 3 400 000/m2	R 3 400 000 cash			

	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	AREA UNDER ROOF	SALES PRICE			
16	11 Acquinas Avenue Zini River Estate	164 0	674	2021/12/13	2021/11/04	1616 R 1 856/m2	0 R 3 000 000/m2	R 3 000 000 cash	0	0	0
17	143 Mdoni Crescent Zini River Estate	143 0	726	2022/12/07	2022/08/19	1445 R 2 561/m2	209 R 17 703/m2	R 3 700 000	4	3	2
18	141 Mdoni Crescent Zini River Estate	141 0	730	2022/05/19	2021/12/21	1445 R 2 491/m2	262 R 13 740/m2	R 3 600 000	4	2.5	0
19	138 Mdoni Crescent Zini River Estate	138 0	735	2022/11/08	2022/07/05	2130 R 1 878/m2	744 R 5 376/m2	R 4 000 000	5	0	0
20	34 Hely Hutchinson Street Mtunzini	29 0	834	2023/11/06	2023/09/04	4047 R 1 087/m2	4047 R 1 087/m2	R 4 400 000 cash	3	1	0

 Offer to purchase

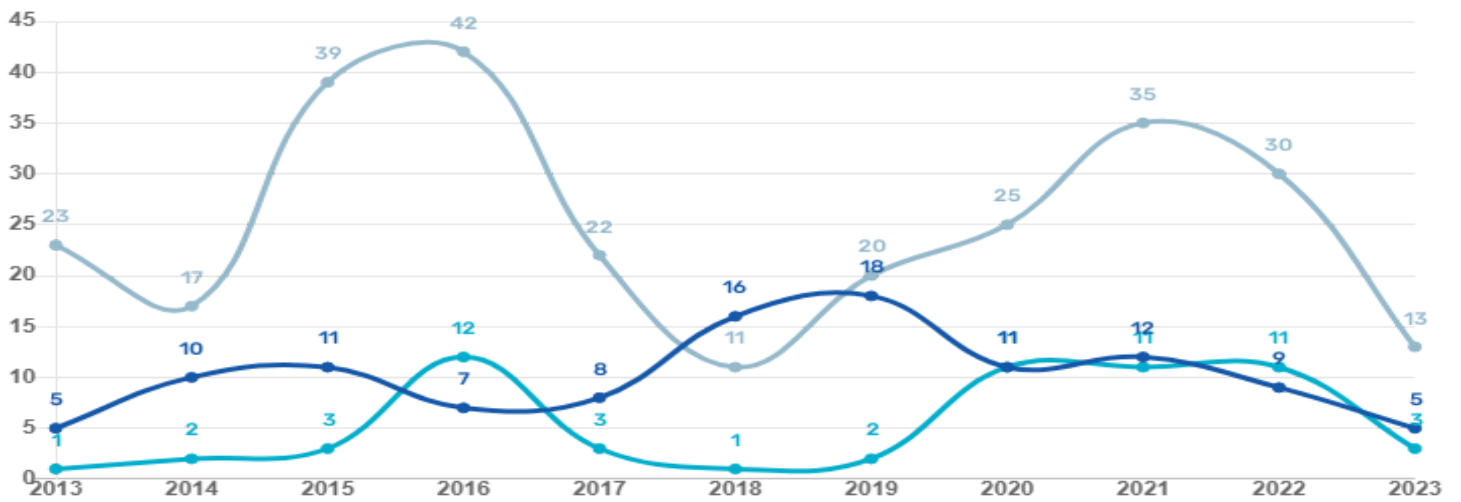
Median Price (R'000)

● FREEHOLD ● SECTIONAL SCHEME ● VACANT LAND



Number of Registrations

● FREEHOLD ● SECTIONAL SCHEME ● VACANT LAND



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



FILLING STATION

1.44 km
BP Road Island Service Station

3.08 km
BP



POLICE STATION

1.69 km
South African Police Service - Mtunzini



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.91 km
Rosewall Shopping Centre

1 km
Golden Penny Shopping Centre

1.81 km
Raphia Shopping Centre



HOSPITAL/CLINIC

No hospitals in the proximity



EDUCATION

1.55 km
Mtunzini Primary School

Disclaimer

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