

ESTIMATED VALUATION

NAME OF REGISTERED OWNER/S:
CREATIVE THINKING TRADING 555 CC
REGISTRATION NUMBER: 2005/022617/23
MASTER REF: B75/2024

OBJECTIVE

Market Value:

The definition of “**Market Value**” as laid down by the International Valuation Standards Committee is: “The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion”.

The definition of the term “**Forced Sale Value**” as laid down by the International Valuation Standard Committee is: “The amount that may reasonable be received from the sale of a property within a time frame too short to meet the marketing time frame required by the Market Value definition. It might involve an unwilling seller and a buyer or buyers who buy with knowledge of the disadvantage of the seller.”

DATE OF VALUATION

4 September 2024



DESCRIPTION OF ASSET

Erf 16 Dunblane Resort, Registration division HS, Province Kwazulu Natal

Extent: 570sqm

Title deed number: T56283/2008

Consisting of: Vacant stand



MARKET AND FORCED SALE VALUE

Market Value: R 80 000 (Eighty thousand rand)

Forced Sale Value: R 70 000 (Seventy thousand rand)

M W PRETORIUS



Van's Auctioneers Gauteng (Pty)Ltd Reg.No: 2019/239475/07
Directors: K Moodley MW Pretorius J van Eyk LA Shand
36 Gembok Street, Koedoespoort Industrial, Pretoria | PO Box 12374 Hatfield 0028
t 086 111 8267 | lindy@vansauctions.co.za

