Eazi Real Estate Property eValuation Report

PROPERTY ADDRESS: ***25 Firne Street, Brookfield,***
COMPLETED BY: ***Agent Name***
COMPLETED FOR: ***Sellers Name***
DATE: ***00/00/2026***

SAMPLE

Contents:

- Introduction — Page 1
- eValuation (How our recommended value range of your property has been determined) — Page 2 - 5

Introduction:

Our primary goal is to help you set a price that represents the current market value. This assessment considers the following factors:

- The current condition of your property.
- The sale price of similar surrounding properties.
- The current demand in the area in which your property is located.
- The existing stock on the market.
- The current economic conditions, financing and interest rates.

Taking these factors into consideration, as well as our expertise and knowledge of the area, we consider your home to be valued in the range between ***R 0 000 000.00 - R 0 000 000.00***

Our recommended listing price is

R 0 000 000.00

SAMPLE

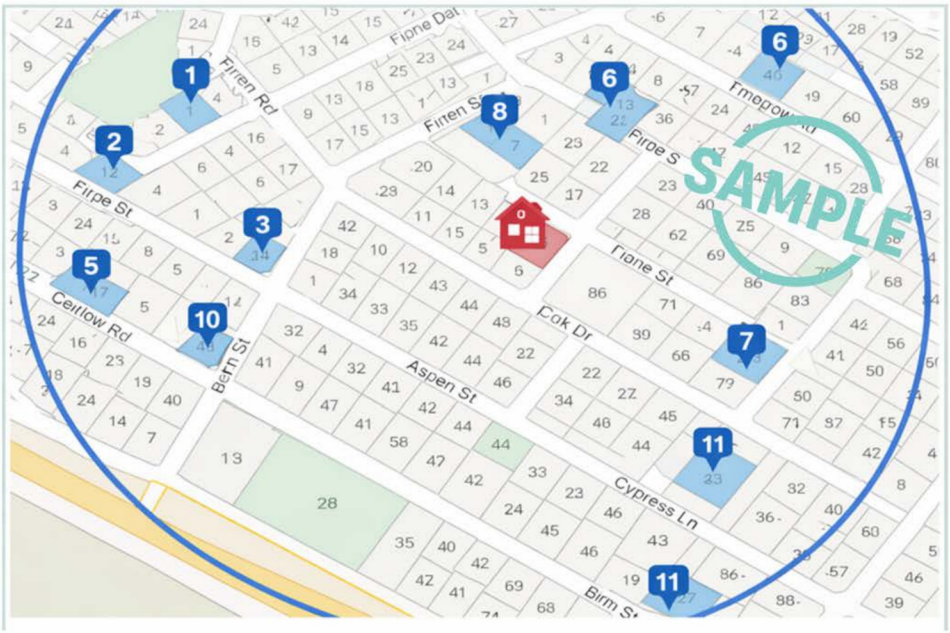
But, we can discuss listing your property at a price that works best for you.

T&Cs apply, visit eazi.com for more information | 0860 000 777 | EAZI REAL ESTATE (PTY) LTD | REG NO. 2015/411792/07 | REGISTERED WITH THE PPRA | REGISTERED ADD Regus, Century City The Colosseum Foyer 3, 1st Floor, Century Way Century City, Cape Town, 7441

Understanding a Comparative Market Analysis (CMA)

In order to arrive at a market related price, I have prepared a CMA to determine the value of your home. This reflects the value buyers are willing to pay drawn from previous actual sales prices of properties in your area. Here we take the most recently sold residential properties within a specific radius to your property and compare the erf sizes with the erf size of your property.

Property map - Recently sold properties within close proximity of you home.



Pricing table of properties included in the analysis

#	Dist	ERF	ADDRESS	ZONING	IMPROVEMENTS	BLDG SIZE (m²)	SALE DATE	SALE PRICE	PRICE / m²
H		750	25 FIRNE STREET, BROOKFIELD	Residential	House	580		R2 600 000	R4 483,00
1	95 m	720	12 OAKRIDGE WAY, BROOKFIELD	Residential	House	540	2025/02/14	R2 450 000	R4 537,00
2	180 m	680	8 PINEVIEW CLOSE, BROOKFIELD	Residential	House	515	2025/01/30	R2 300 000	R4 466,00
3	140 m	750	25 CEDAR LANE, BROOKFIELD	Residential	House	560	2024/12/18	R2 550 000	R4 554,00
4	210 m	800	3 WILLOW CRESCENT, BROOKFIELD	Residential	House	590	2024/11/22	R2 650 000	R4 492,00
5	120 m	705	17 MAPLE STREET, BROOKFIELD	Residential	House	525	2024/10/15	R2 295 000	R4 371,00
6	160 m	770	9 ASPEN DRIVE, BROOKFIELD	Residential	House	575	2024/09/20	R2 720 000	R4 730,00
7	230 m	820	41 BIRCH ROAD, BROOKFIELD	Residential	House	610	2024/08/05	R2 880 000	R4 721,00
8	75 m	690	6 CYPRESS GROVE, BROOKFIELD	Residential	House	500	2024/07/11	R2 150 000	R4 300,00
9	260 m	840	14 ELM STREET, BROOKFIELD	Residential	House	620	2024/06/27	R2 950 000	R4 758,00
10	150 m	730	22 LINDEN AVENUE, BROOKFIELD	Residential	House	555	2024/05/19	R2 500 000	R4 505,00
11	290 m	860	5 POPLAR COURT, BROOKFIELD	Residential	House	640	2024/04/03	R3 [illegible] 000	R4 [illegible],00

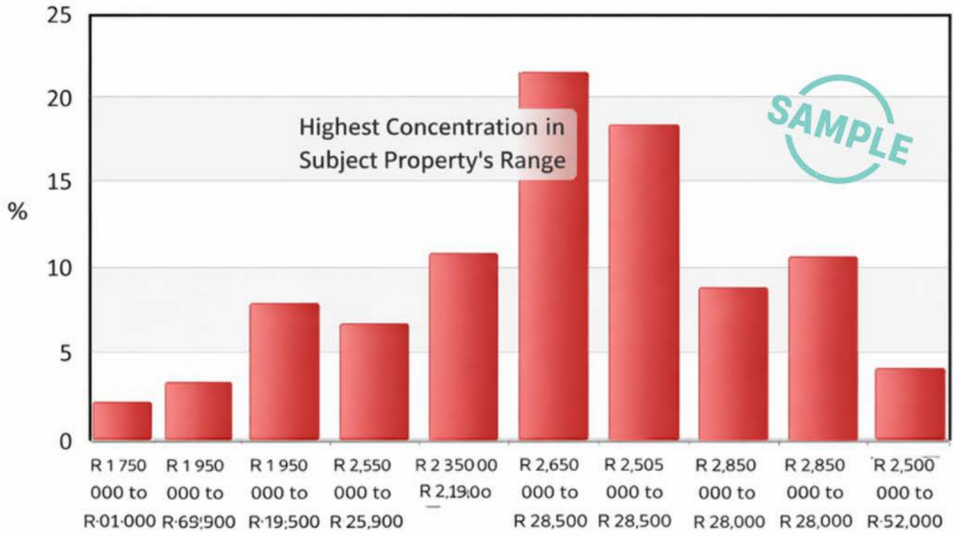
Comparative Market Value: *R 0 000 000.00*

SAMPLE

T&Cs apply, visit eazi.com for more information | 0860 000 777 | EAZI REAL ESTATE (PTY) LTD | REG NO. 2015/411792/07 | REGISTERED WITH THE PPRA |
REGISTERED ADD Regus, Century City The Colosseum Foyer 3, 1st Floor, Century Way Century City, Cape Town, 7441

Your suburb trends

The below price distribution graph for your area, includes properties in all conditions and of all erf sizes. The graph shows the price potential for a specific area and reflects the likelihood of a price bracket being achieved. If few to no transactions happen in a specific price bracket (especially those that are higher), it is therefore unlikely that such a price can be achieved in the area.



Your home's features

3 Bedrooms | 2 Bathrooms | Freehold

- Kitchen
- Lounge
- Dining area
- Entertainment area
- 3 x Air-conditioning units
- Neat and easy maintain garden
- Double garage
- Alarm system
- New geyser

SAMPLE

T&Cs apply, visit eazi.com for more information | 0860 000 777 | EAZI REAL ESTATE (PTY) LTD | REG NO. 2015/411792/07 | REGISTERED WITH THE PPRA | REGISTERED ADD Regus, Century City The Colosseum Foyer 3, 1st Floor, Century Way Century City, Cape Town, 7441

On the market in your area

Below are the properties currently listed in the area which buyers will be viewing and comparing to your own. The listing price does not necessarily equate to the selling price and it is very important that your property is priced correctly from the start. Please refer to page 7 and page 8 for a detailed overview of the Importance of Pricing Correctly and The Importance of Understanding How the Property Portals Work.

	There are 9 listings on residential properties on the market in your area
	Link to search : www.property24.co.za
	Demand for properties in the areas near you is high / medium / low

Comparative Properties

R 2 250 000

3 Bedroom House

Brookfield

Neat and cozy family home with a spacious backyard, perfect for first-time buyers or young families.

3 2 1 510 m²

R 2 370 000

3 Bedroom House

Brookfield

Comfortable, well-maintained home offering an open-plan living area and a peaceful suburban sting.

3 2 1 550 m²

SAMPLE

T&Cs apply, visit eazi.com for more information | 0860 000 777 | EAZI REAL ESTATE (PTY) LTD | REG NO. 2015/411792/07 | REGISTERED WITH THE PPRA | REGISTERED ADD Regus, Century City The Colosseum Foyer 3, 1st Floor, Century Way Century City, Cape Town, 7441

Your property professional team

Agent Name & Surname
Field Agent
Property Practitioner, Registered with the PPRA

MOBILE 000 000 0000
EMAIL agent@eazi.com
OFFICE 0860 000 777

www.eazi.com

Agent Name & Surname
Internal Agent (Property Practitioner)
Area Specialisation

MOBILE 000 000 0000
EMAIL agent@eazi.com
OFFICE 0860 000 777

www.eazi.com

Disclaimer: Please note that Eazi Real Estate obtains data from a broad range of third-party sources and - despite the application of proprietay data cleaning processes - cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that the information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or any 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 report is from the Deeds Office, where information on all property registrations, property transfers and registered bonds / home loans are kept. This is public domain information and accessible by any person.

Terms and Conditions of eValuation:

- Please note that this estimate of the current market value of your property, while carried out by a registered property practitioner in conformance with accepted practices, should be construed as an appraisal based on market conditions and available information. It should not be interpreted as having been performed by a professionally qualified valuer.
- The eValuation provided for listing purposes is based on an initial assessment and may be adjusted upon a detailed inspection of your property, as its condition could influence the recommended price.
- We reserve the right not to provide more than one report to any one person.
- If the information submitted in the form is not correct, we will not be able to send your eValuation to you.
- This service is provided by Eazi Real Estate.
- This offer is only value for residential properties within the Cape Metropole and surrounding Winelands within the Western Cape.
- if your request is for a valid property in our database, the property eValuation will be sent to you as a PDF file that can be viewed using Adobe Reader, which is free and can be downloaded from Adobe.com.

Trustpilot ★★★★★ hellopeter ★★★★★

Simply a better way to sell your home