

70 Bogey Boulevard  
Country Club  
Langebaan  
7357

17 October 2023

Attention: A & ZL Müller

### **COMPARATIVE MARKET ANALYSIS – ERF 4107**

Thank you for allowing us to visit your home and the opportunity to present a Comparative Market Analysis.

When we do a CMA on a property, we use statistics of properties recently sold in the area as a guideline, as well as other homes currently on the market in the area. The market value is also affected by the location, accommodation offered, condition, the square meterage, flow and finishes in the home.

Ultimately, the price is determined by what a willing and able buyer is prepared to offer and what the seller is willing to accept. **Our Comparative Market Analysis is therefore just a guideline.**

Based on our experience of the area and the current market conditions, we estimate that the value of your home is in the region of between:

R2 000 000,00 – R2 150 000,00 (net)

Should you have any questions, please do not hesitate to contact us.

Kind Regards,



**Marissa Fourie**  
Seeff Properties Langebaan  
FFC: 1208513

"With over half a century of expertise buying and selling properties, we understand it is more than just a transaction - this is your story - and we are honoured to write this chapter with you." - Samuel Seeff