



Huizemark Bela Bela

About us

Established in 1962 by Pieter Hamman, Huizemark or De Huizemark as it was originally known, has cultivated an enviable ability to steer itself clear through the various property industry storms that so often characterize this profession. Huizemark has had its fair share of success and endured tough conditions over its 60 years yet have continued to adjust and evolve and have come out the stronger for it. Known for its distinctive orange colour, De Huizemark changed its name to Huizemark in July 2005 whilst adopting a dynamic corporate identity and innovative approach to real estate. Our 'new' brilliant orange colour is immediately visible and makes us stand out from the crowd!

Our identity, design and qualified Property Professionals, together with our service orientated approach, spells success for property management, our buyers, sellers, agents and franchisees.

Our brand platform represents the Huizemark Way and encompasses our franchisee interaction with home office, our franchise network and more importantly, our customers experience.

We **pride ourselves** in being:



Professional



Uncomplicated



Partnering



Vibrant



Why Huizemark? We add value

WE ADD VALUE



We are digital marketing guru's



We strategically target your audience



Its not just us, but also our extensive network



We utilise our partner websites for maximum exposure



We offer state of the art photography and videography



We offer drone photography and videography



We offer Analytics and reporting



We offer Property and rental management

Professional | Uncomplicated | Partnering | Fresh | Vibrant | Honest



Pierre Smith

Property Professional Candidate

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Property details and a map with the outline of property



Property Details

Property Overview

- - - - 240 (m² / ha)

Address

Zebula Golf Estate
Zebula Country Club and Spa
Bela Bela Rural
Bela-Bela
Limpopo



Details

Property Description	SECTION NUMBER 32 OF THE SECTIONAL TITLE SCHEME 331/2006 KNOWN AS SS MABALINGWE 12 SITUATED ON ERF 534 KQ	Deeds Extent	240 (m² / ha)
		Surveyor General Extent	18547479 (m² / ha)
		Mapcode	PL4R.JYK
Property Type	Sectional Title		
Property Key	T0KQ00000000053400000		
Erf Number	534		
Unit Number	00032		
Portion Number	-		
Lat/Long	-24.76746,27.9615		

Comparable Analysis in your area

The comparable analysis shows the details of the most relevant comparable sales, and the comparable sales map shows where these comparable sales are in relation to your property. Comparable sales are based on the most comparable residential property transfers excluding extreme outliers and potential land sales.

Property Address									
Building Extent	Erf Extent	Unit Number	Erf Number	Transaction Date	Registration Date	Selling Price			
1	Zebula Golf Estate								
395 m²	-	00018	534	09 Oct 2020	10 Feb 2021	R 4,350,000	-	-	
2	Zebula Golf Estate								
235 m²	-	00020	534	02 Nov 2021	31 Jan 2022	R 3,000,000	-	-	
3	Zebula Golf Estate								
280 m²	-	00021	534	16 Jun 2021	25 Oct 2021	R 2,900,000	-	-	
4	Zebula Golf Estate								
390 m²	-	00026	534	17 Jul 2023	17 Nov 2023	R 3,800,000	-	-	
5	Zebula Golf Estate								
201 m²	-	00027	534	03 Sep 2022	07 Nov 2022	R 3,960,000	-	-	
6	Zebula Golf Estate								
254 m²	-	00029	534	14 Jan 2023	21 Feb 2023	R 4,000,000	-	-	
7	Zebula Golf Estate								
240 m²	-	00032	534	27 May 2021	28 Sep 2021	R 3,800,000	-	-	
8	Zebula Golf Estate								
448 m²	-	00046	534	31 Oct 2020	17 Feb 2021	R 3,050,000	-	-	
9	Zebula Golf Estate								
495 m²	-	00058	534	07 May 2022	12 Aug 2022	R 3,600,000	-	-	
10	Zebula Golf Estate								
343 m²	-	00070	534	13 Oct 2023	24 Jan 2024	R 3,050,000	-	-	
11	Zebula Golf Estate								
372 m²	-	00080	534	30 Sep 2023	17 Nov 2023	R 3,647,000	-	-	
12	Zebula Golf Estate								
508 m²	-	00081	534	31 Aug 2006	14 Sep 2021	R 2,160,000	-	-	



Comparable Analysis in your area

13	Zebula Golf Estate								
	233 m²	-	00085	534	02 Sep 2021	20 Dec 2021	R 4,300,000	-	-
14	Zebula Golf Estate								
	595 m²	-	00094	534	04 Jul 2021	16 Sep 2021	R 5,000,000	-	-
15	Zebula Golf Estate								
	528 m²	-	00097	534	03 Feb 2021	04 Jun 2021	R 4,739,130	-	-
16	Zebula Golf Estate								
	377 m²	-	00099	534	19 Jun 2024	29 Jul 2024	R 3,800,000	-	-
17	Zebula Golf Estate								
	455 m²	-	00106	534	15 Feb 2024	15 May 2024	R 5,000,000	-	-
18	Zebula Golf Estate								
	670 m²	-	00109	534	23 Apr 2022	17 Aug 2022	R 6,350,000	-	-
19	Zebula Golf Estate								
	346 m²	-	00113	534	26 Jan 2022	05 May 2022	R 3,950,000	-	-
20	Zebula Golf Estate								
	288 m²	-	00119	534	04 Nov 2020	16 Mar 2021	R 3,450,000	-	-
21	Zebula Golf Estate								
	547 m²	-	00152	534	12 Sep 2023	25 Mar 2024	R 5,600,000	-	-
22	Zebula Golf Estate								
	401 m²	-	00154	534	17 Apr 2023	07 Aug 2023	R 4,400,000	-	-

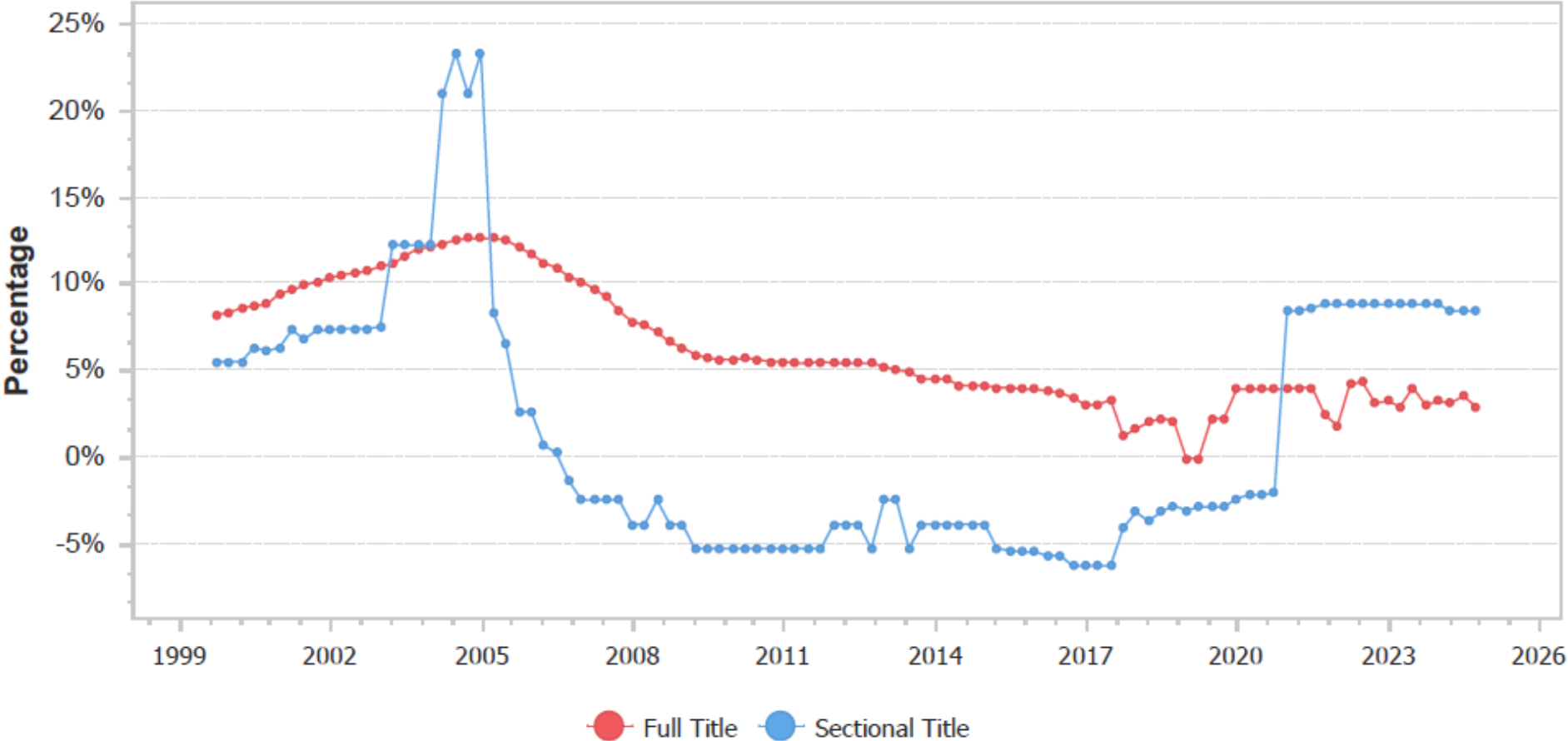


Growth and activity trends

The growth and activity graphs show the median price and total volume of sales in the selected area by property type for recent years. Only sales prices in line with market values for developed residential properties are included in the median calculation. This is done to arrive at a more accurate estimate of market value for properties within the selected area. The information in this analysis is updated monthly. The Median purchase price is the midpoint of all the purchase prices in the area. It is less affected by isolated outlier values and is a stable indication of the typical transaction price in the area.

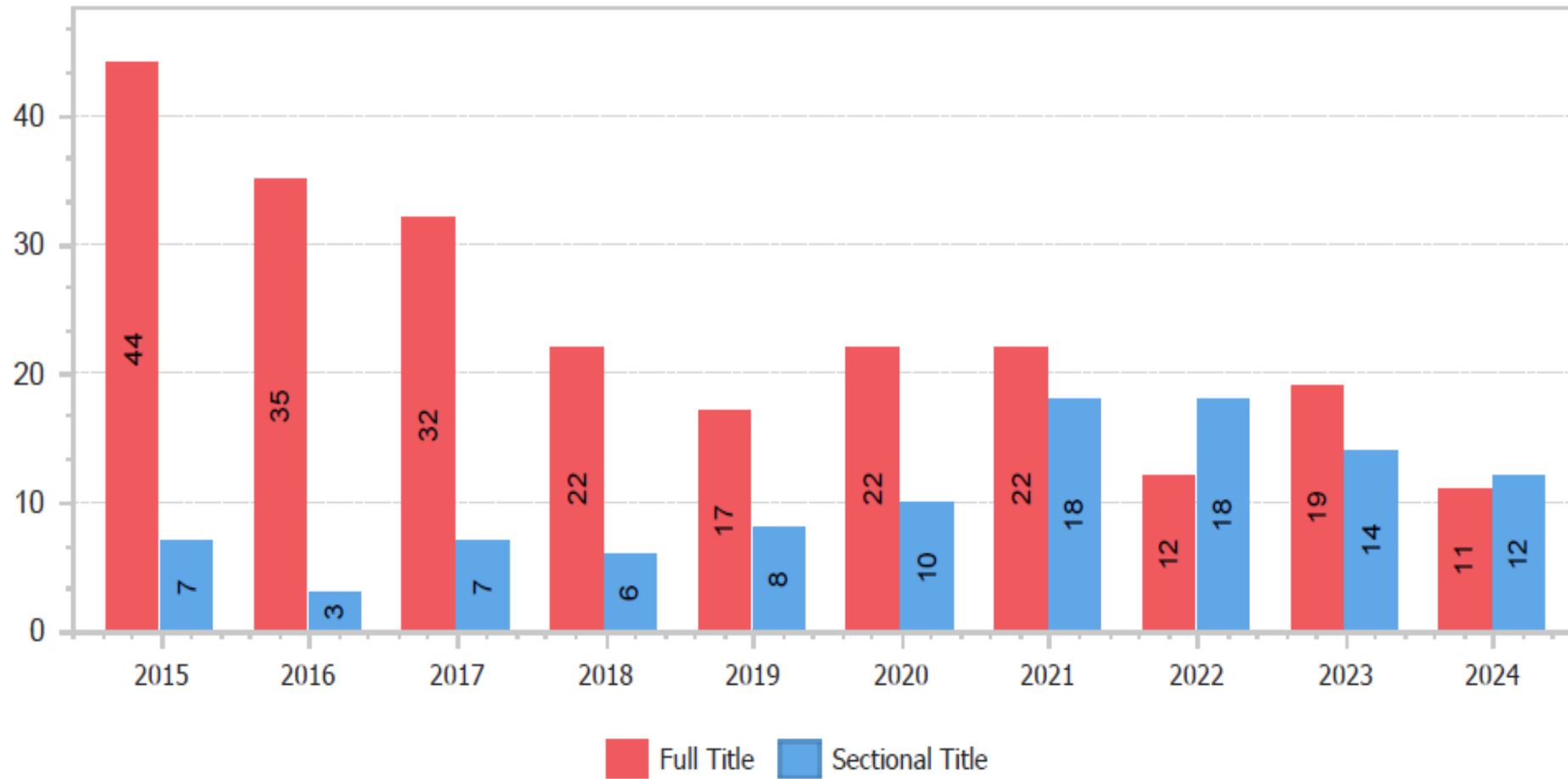


Average Quarterly Growth Rates



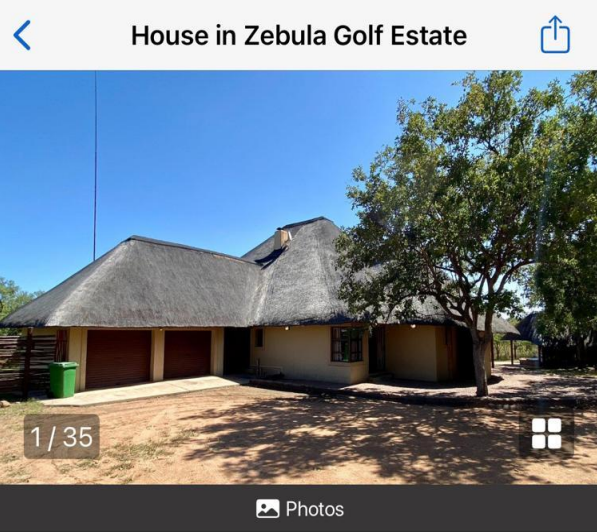
Transfers in area (Last 10 Years)

Number of Transfers



Comparative prices of other properties still on the market

The below screenshots show a list of other comparative properties still on the market



R 3 950 000 [Bond Costs](#)

4 Bedroom House for Sale in Zebula Golf Estate

[Contact the agent for street address](#)

4 4 2 5000 m²

Families Haven - 4 bed, 4 bath

Perfect family getaways are not just some fairytales you read about in travel magazines, this becomes a reality in a property like this one situated on the famous Zebula Golf Estate and Spa. ... [Read more](#)



R 4 500 000 [Bond Costs](#)

4 Bedroom House for Sale in Zebula Golf Estate

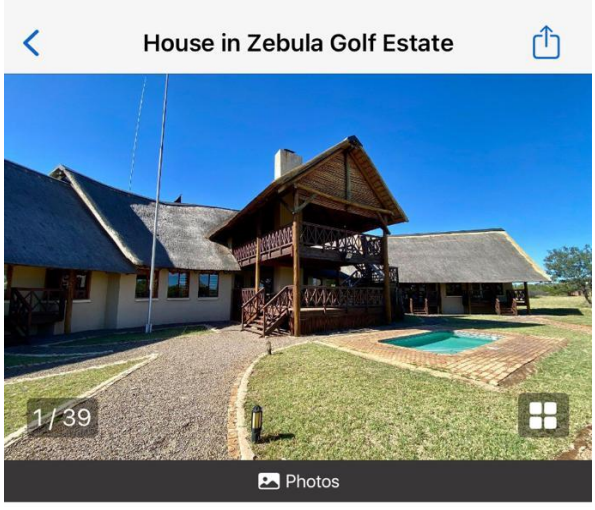
[Contact the agent for street address](#)

4 4 2 5000 m²

Open Living - 4 bed, 4 bath

Have you ever felt like just escaping from the "rush" of everyday life, come experience complete peace and privacy in this picture-perfect property situated close to the 16th hole on Zebula Golf Estate. With it ... [Read more](#)

Bedrooms: 4 No Pets Allowed
 Bathrooms: 4 Furnished
 Parking: 2 Pool



R 4 750 000 [Bond Costs](#)

5 Bedroom House for Sale in Zebula Golf Estate

[Contact the agent for street address](#)

5 5 5000 m²

NO TRANSFER DUTY

Spectacular Zebula Lodge

Have the family break away that you've always dreamed about with this spectacular lodge at Zebula Golf Estate and Spa. ... [Read more](#)

Bedrooms: 5 Pool
 Bathrooms: 5



R 5 700 000 [Bond Costs](#)

5 Bedroom House for Sale in Zebula Golf Estate

[Contact the agent for street address](#)

5 5 4 5000 m²

Complete Serenity - 5 bed, 5 bath

Come unwind from the busy city life in this absolutely breath-taking property situated in the second phase of Zebula called Morkels. With only 14 houses built on a mountain ridge this property has ... [Read more](#)

Bedrooms: 5 No Pets Allowed
 Bathrooms: 5 Furnished
 Parking: 4 Pool

Our recommendation

Market Related Valuation:

The market value of any property is what a willing and able buyer is prepared to pay at any given point in time.

When deciding on the selling price, also keep in mind the minimum price that you are prepared to accept, and what costs you will need to incur as part of the sales transaction

There are many factors which play a role in your property value. Bedrooms, bathrooms, location, living areas, entertainment areas, pool, outbuildings, special features, market conditions etc.

Tips to remember when deciding on a selling price:

A buyer who is seriously looking, soon becomes very knowledgeable in his price range. An unreasonable asking price only discourages him from looking and considering the property.

Buyers purchase by comparison, and a property priced above the competition does not compare favourably.

By not having a price and inviting a buyer to make an offer could indicate that a fair price has not been established for the property.

As property agents we do not set the price.

Our estimation is based on current market prices, trends in the area and the property market in general.



Our recommendation

In the current sales market, we believe your property will attract the most buyers if priced at **R4 500 000**.

Reasons for our recommendation:

- This property needs a bit of maintenance, especially the exterior.
- This property compares to Zebula 35 that is currently in the market for R4.5mn (Vat inclusive), this house has however been in the market for +1years with almost no interest from buyers, hence us coming to our recommended selling price above.
- The property is situated on the 15th tee, so it's ideal for golfing groups.
- The biggest selling point is the separate cottage design that makes it ideal for conferencing and golfing guests.
- The Separate bedroom design also works well for groups that prefer privacy.
- It is also not too far from the clubhouse, making transport to the clubhouse and other facilities a breeze.
- The pool is a good feature for a "bushveld" house like this, especially in summer times.
- Property has good rental history and is a proffered property for conferencing because of its design and location.

