



Let us have a look at the real estate highlights in your area for the first quarter of the year.



## Melville Property Trend

January to  
March 2022

Highest achieved residential price  
in the area **R5 000 000**

Highest listing of the quarter  
**R3 799 000**

Highest sale of the quarter  
**R3 600 000**

Lowest sale of the quarter  
**R499 000**



**Average of 22 new properties**  
on the market each month



**Average listing price**  
R2 150 000



**Average sold price** R1 750 000  
**Freehold** R1 950 000  
**Sectional Title** R1 450 000

## 2022 First Quarter Sales

Total Sales **25**

Freehold sales **21**

Sectional Title sales **4**



**81% of buyers**  
are between the ages of  
18 and 49



**60% of sellers**  
are between the ages of  
36 and 64



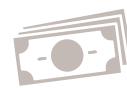
**61,5% of owners**  
are between the ages of  
36 and 64



## Featured property of the quarter



7th Avenue  
Melville



Listed at  
**R3 395 000**

[Click here to view](#)



Google "Ronald Ennik Estates"

**Persistence, hard work, and good feedback**  
**For a no obligation free market-related valuation please contact**

**RUHUAN BROWN**

072 596 1378

ruhuhan.brown@ennikestates.co.za

Follow Ronald Ennik on his blog  
[www.ennikestates.co.za](http://www.ennikestates.co.za)



# 10 Factors that enhance the value of your home

**GOOD  
TO KNOW**  
SA's interest rate  
now  
7,75% pa

**Sustainable  
living**  
Solar panels,  
boreholes, JoJo tanks,  
gas connections and  
back up power.

**Supplementary  
accommodation**  
Staff quarters,  
cottage and/or  
work-from-home  
office spaces.

**Market  
conditions**  
Economic climate  
of the country  
and area specific  
statistics.

**Vehicle accommodation**  
Physical garaging is preferred over  
open parking and carports.

**Lifestyle**  
Modern, open plan  
living. Particularly  
kitchens, bathrooms,  
manicured gardens  
and sparkling pools.

**Maintenance**  
Overall upkeep and  
condition of your  
home and gardens.

**Stand  
size**

**Security**  
Electric fence, CCTV  
(accessible from  
your phone), beams  
and situated close  
to a security post.

**Location  
within  
the area**  
Some parts  
of a suburb  
are more  
desirable  
than another,  
e.g. Boomed off  
section, closer to  
schools, malls  
and major  
routes.



### Supporting local

Why not get your car washed at **27Boxwash** while you are out shopping or dining in Melville?  
This lovely establishment is owned by Riyad who offers a friendly yet professional service.



Google "Ronald Ennik Estates"

**Persistence, hard work, and good feedback**  
**For a no obligation free market-related valuation please contact**

**RUHUAN BROWN**

072 596 1378

ruhuan.brown@ennikestates.co.za

Follow Ronald Ennik on his blog  
[www.ennikestates.co.za](http://www.ennikestates.co.za)