



# MAVERICK REALTY

Home. Your way.

## Property Market Analysis

April – June  
2024

## Westdene



 **1994**  
**TOTAL HOMES  
IN THE SUBURB**

### Sales in the suburb – April to June

**44 TOTAL SALES**

(34 Freehold and 10 Sectional title)

Highest recent sale  
in the suburb R1 800 000

Highest listed residential price  
in the suburb R6 999 999

Lowest recent sale  
in the suburb R930 000

**32** **Average number  
of new properties**  
on the market per month

**69%**  
**owners**  
are aged  
between  
36 and 64

**69%**  
**sellers**  
are aged  
between  
36 and 64

**75%**  
**buyers**  
are aged  
between  
18 and 49



**R1 045 000**  
**Average sold price**

Freehold **R1 200 000**  
Sectional title **R510 000**



**R1 200 000**  
**Average listing price**

Freehold **R1 435 000**  
Sectional title **R755 000**



Property of Prominence

**WESTDENE**

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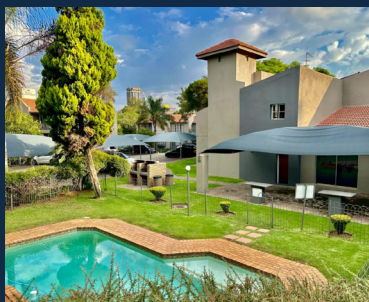


## EXCLUSIVE SALES

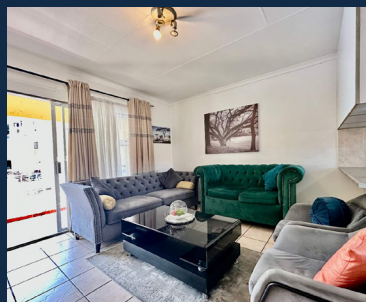
Explore all our exclusive listings in various areas.  
We might just have the home you are looking for...



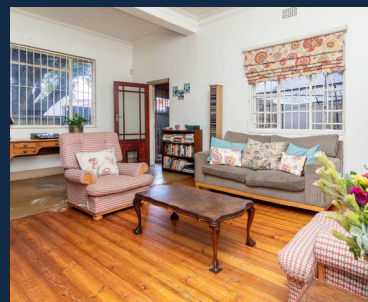
**Richmond**  
**R400 000**



**Melville**  
**R489 000**



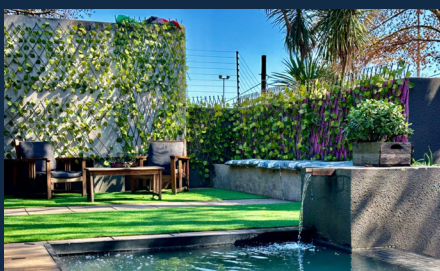
**Sunninghill**  
**R889 000**



**Melville**  
**R1 189 000**



**Melville**  
**R1 389 000**



**Melville**  
**R1 650 000**



**Westdene**  
**R1 680 000**

## RECENTLY SOLD PORTFOLIO



**Greenside**  
**R2 700 000**  
Sold in 3.5 months



**Northcliff**  
**R810 000**  
Sold in 2 months



**Melville**  
**R520 000**  
Sold in 1 day



**Westdene**  
**R655 000**  
Sold in 3.5 months



**Ruhuan Brown**

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**GOOD  
NEWS!**

**WE CAN NOW HELP  
YOU WITH YOUR  
NEXT RENTAL!**