



MAVERICK REALTY

Home. Your way.

Property Market Analysis

July - September
2024

Melville



 **1263**
TOTAL HOMES
IN THE SUBURB

Sales in the suburb - July to September

17 TOTAL SALES

(14 Freehold and 3 Sectional title)

Highest recent sale
in the suburb R2 400 000

Highest listed residential price
in the suburb R3 499 000

Lowest recent sale
in the suburb R1 400 000

17

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

71%
owners
are aged
between
36 and 64

74%
sellers
are aged
between
36 and 64

78%
buyers
are aged
between
18 and 49



R 1 525 000
Average sold price

Freehold **R1 601 000**
Sectional title **R680 000**



R 1 837 000
Average listing price

Freehold **R1 783 000**
Sectional title **R680 000**



Property of Prominence

MELVILLE

[Click here to view](#)



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Consider an investment opportunity for consistent income potential

We might just have the investment you are looking for...

EXCLUSIVE SALES



Willowbrook
R295 000



Melville
R529 000



Melville
R549 000



Ruimsig
R625 000



Linmeyer
R699 000



Sunninghill
R850 000

COMMERCIAL INVESTMENT AVAILABLE



Business in Melville

Ideally located
& fully tenanted
R7 200 000



4 Reasons to grow your investment portfolio today!

Increasing demand for affordable housing has resulted in a **GROWING RENTAL MARKET**

The recent lowered interest rate improves affordability for investors and increases the **POTENTIAL FOR BETTER RETURNS**

Investors can secure properties at competitive prices providing **OPPORTUNITIES FOR LONG-TERM CAPITAL APPRECIATION** as the market rebounds

Tax benefits for landlords allow investors to **REDUCE TAXABLE INCOME**

We can help you find the property that fits your needs - [Click here to view all our current listings.](#)



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