



# MAVERICK REALTY

Home. Your way.

## Property Market Analysis

July – September  
2024

## Westdene



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

**Sales in the suburb – July to September**  
**34 TOTAL SALES** (26 Freehold and 8 Sectional title)

Highest recent sale  
in the suburb R1 850 000

Highest listed residential price  
in the suburb R5 999 999

Lowest recent sale  
in the suburb R1 290 000

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

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

**71%**  
**sellers**  
are aged  
between  
36 and 64

**80%**  
**buyers**  
are aged  
between  
18 and 49



**R 1 095 000**  
**Average sold price**  
Freehold **R1 200 000**  
Sectional title **R615 000**



**R1 247 000**  
**Average listing price**  
Freehold **R1 266 000**  
Sectional title **R850 000**



Property of Prominence

**MELVILLE**

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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**



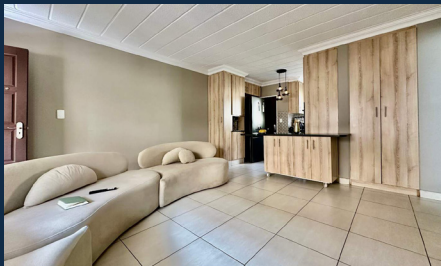
**Melville**  
**R529 000**



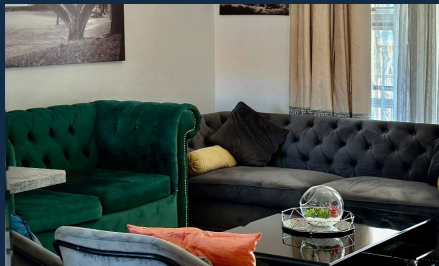
**Melville**  
**R549 000**



**Ruimsig**  
**R625 000**



**Linmeyer**  
**R699 000**



**Sunninghill**  
**R850 000**

## COMMERCIAL INVESTMENT AVAILABLE



## Business in Melville

**Ideally located  
& fully tenanted  
R7 200 000**



**Ruhuan Brown**

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## 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.](#)