



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

[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.](#)



Ruhuan Brown

Full Status FFC
072 596 1378
ruhuan.brown@maverickrealty.co.za
www.maverickrealty.co.za