



# MAVERICK REALTY

Home. Your way.

## Property Market Analysis

October - December  
2024

### Westdene



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

**Sales in the suburb - October to December**

**26 TOTAL SALES**

(22 Freehold and 4 Sectional title)

Highest recent sale  
in the suburb R1 500 000

Highest listed residential price  
in the suburb R5 999 999

Lowest recent sale  
in the suburb R1 099 000

**31**

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

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

**60%**  
**sellers**  
are aged  
between  
36 and 64

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



**R 1 100 000**  
**Average sold price**

Freehold **R1 200 000**  
Sectional title **R615 000**



**R1 249 000**  
**Average listing price**

Freehold **R1 260 000**  
Sectional title **R849 000**



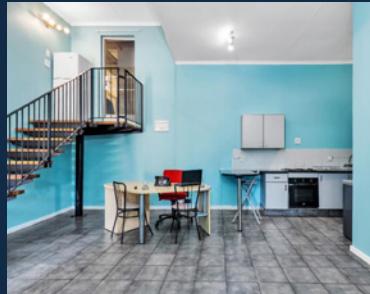
[www.maverickrealty.co.za](http://www.maverickrealty.co.za)



## EXCLUSIVE SALES

Explore some of our exclusive listings in various areas.

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

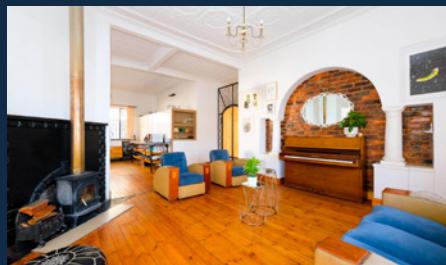


**Auckland Park**  
R529 000

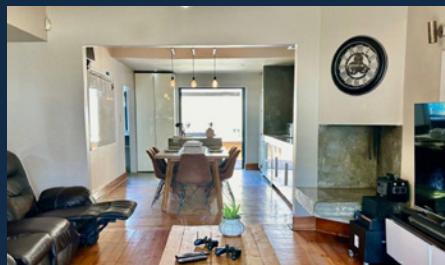
**Sunninghill**  
R849 000

**Melville**  
R900 000

**Oakdene**  
R989 000



**Melville**  
R1 595 000



**Melville**  
R1 599 000

## COMMERCIAL INVESTMENT AVAILABLE



### Business in Melville

Ideally located  
& fully tenanted  
R6 499 000

# Prime Opportunity

With the interest rate at 11.25%  
there's a silver lining for the  
Sellers Market. Consider  
buying today.

#SellersMarket #PrimeOpportunity

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](mailto:ruhuan.brown@maverickrealty.co.za)  
[www.maverickrealty.co.za](http://www.maverickrealty.co.za)