

SALES REPORTS AND WHERE TO GET THEM

What are sales reports?

Sales reports are comprehensive documents that contain vital information about a particular property. These reports encompass details such as the size of the property's ERF (Erf size), the purchase price it was bought for, and the applicable rates.

They also offer a range of valuable information, including records of completed sales, pending sales awaiting registration, and comparative properties. These reports enable prospective buyers to compare the provided data with the property they are interested in, facilitating informed decision-making in the property market.

Keep in mind that these reports are not always 100% accurate, and any valuation given from these reports are only as a result of given data. You must keep in mind that the subject property has not physically been compared to any other properties in terms of fixtures, finishes, renovation level, accommodation, facing direction, etc.

Where to get sales Reports

Here is a list of places you are able to get sales reports:

1. Property buyers guide offers sales reports in Tier 2 - unlimited requests.
2. Real estate agents selling the property you are interested in, if you request a CMA info report they are likely to email one to you.
3. Online:

Company	Rate Per Report	Web Link
*TIER TWO	FREE (once signed up) Unlimited requests	https://propertybuyersguide.co.za/tier-two-sales-report-request/
Property24	+R95	www.property24.com
windeed	+R18	www.windeed.co.za
Lightstone	+R172	www.lightstoneproperty.co.za
Property Reports	+R120	www.lightstoneproperty.co.za

*Tier 2 is a valuable tool throughout this process and costs only R599 for a three month period. You will gain access to a buyer's agent telephonically, documentation review, question and answers session and most importantly unlimited sale reports.

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