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14 Wordsworth Road, Kelderhof Country Village

Somerset West, South Africa

ESTIMATED MARKET VALUE

R 3 887 000

Confidence range R 3 616 000 – R 4 158 000 (±7%)

85%	R 13 882/m2	3.2%	+3.2%
CONFIDENCE	PRICE PER M2	EST. RENTAL YIELD	AREA TREND (YOY)

Property snapshot

Style	Villa	Bedrooms	4
Bathrooms	3	Garages	2
Floor area	280 m2	Land area	520 m2
Year built	2008	Condition	Excellent (renovated 2023)
Tenure	Freehold	Asking price	R 3 450 000

Valuation rationale

The reconciled market value of R 3,887,000 is derived primarily from the Sales Comparison Approach (55% weight), supported by a Depreciated Replacement Cost assessment (45% weight) using a researched build cost of R 14,800/m². The listing's asking price of R 3,450,000 sits approximately 12.7% below the assessed market value, suggesting the property is conservatively priced relative to comparable evidence.

Market analysis

The Somerset West / Helderberg basin residential market has shown sustained price stability over the 24-month review period, with year-on-year growth of roughly 3.2% - above the national residential average. Kelderhof Country Village commands a measurable premium due to its controlled access, superior estate management and dual mountain-and-sea aspect. Average time-on-market for comparable stock was 38-45 days, with no significant distress sales identified within the 3 km search radius.

Key value drivers

- **Prime secured estate**
Kelderhof commands a premium for controlled access and estate management.
- **2023 renovation - Excellent condition**
Recent renovation limits near-term capital expenditure and supports the condition grade.
- **Dual sea & mountain views**
Scarce dual aspect underpins pricing versus surrounding stock.
- **Solar PV, battery backup & EV charging**
Above-standard specification applied at the R 14,800/m² mid build-cost rate.
- **No rental income provided**
The Income Capitalisation Approach carries zero weight in the reconciliation.

Location & comparable sales (within 2 km)

The subject property is the gold marker at the centre of the search radius below. Each numbered marker is a comparable sale; the number matches its row in the table.



Schematic layout for the printable report. The interactive Google map is available in the online report.

Comparable sales analysis

#	Address	Sale date	Price	Size	R/m2	Dist.
1	6 Erinvale Drive, Erinvale	02 May 2025	R 5 200 000	340 m2	R 15 294	1.5 km
2	27 Kelderhof Villas, Kelderhof Country Village	22 Apr 2025	R 2 650 000	160 m2	R 16 563	0.3 km
3	3 Sitari Main, Sitari Country Estate	11 Apr 2025	R 3 750 000	300 m2	R 12 500	1.7 km
4	12 Wordsworth Road, Kelderhof Country Village	05 Mar 2025	R 3 390 000	270 m2	R 12 556	0.1 km
5	15 Sea Breeze Close, Land en Zeezicht	25 Feb 2025	R 3 300 000	275 m2	R 12 000	1.9 km
6	34 Keats Crescent, Somerset Ridge	09 Feb 2025	R 3 850 000	310 m2	R 12 419	1.8 km
7	18 Ridge View, Somerset Ridge	30 Jan 2025	R 2 480 000	145 m2	R 17 103	1.2 km
8	8 Tennyson Close, Kelderhof Country Village	18 Jan 2025	R 3 280 000	265 m2	R 12 377	0.4 km
9	2B Somerset Heights, Somerset Heights	07 Dec 2024	R 2 150 000	130 m2	R 16 538	0.9 km
10	5 Shelley Drive, Kelderhof Country Village	22 Nov 2024	R 3 100 000	255 m2	R 12 157	0.7 km
11	40 Vineyard Way, Blueberry Hill	11 Nov 2024	R 3 180 000	260 m2	R 12 231	1.4 km
12	11 Helderberg Mews, Helderberg Estate	28 Oct 2024	R 2 540 000	155 m2	R 16 387	1.7 km
13	7 Coleridge Way, Helderberg Estate	03 Oct 2024	R 4 100 000	320 m2	R 12 813	1.6 km

#	Address	Sale date	Price	Size	R/m2	Dist.
14	44 Blueberry Lane, Blueberry Hill	19 Sept 2024	R 3 520 000	285 m2	R 12 351	1.3 km
15	Erf 512, Sitari, Sitari Country Estate	30 Aug 2024	R 1 650 000	480 m2	R 3 438	1.8 km
16	21 Byron Avenue, Somerset Central	14 Aug 2024	R 3 620 000	295 m2	R 12 271	1.1 km
17	9 Central Mews, Somerset Central	16 Jul 2024	R 1 890 000	110 m2	R 17 182	1.0 km
18	19 Milton Place, Land en Zeezicht	28 Jun 2024	R 2 950 000	240 m2	R 12 292	1.9 km

Median price/m2 over 24 months in this radius: R 12 460 (18 sales analysed).

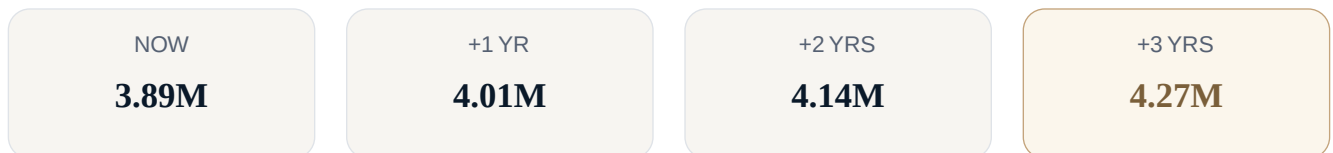
Smart insights

Suburb desirability score



3-year price forecast

Based on the suburb's 3.2% area trend, projected three years forward.



Could be worth approximately R 4 272 000 in 3 years. Illustrative projection, not a guarantee of future value.

Comparative price / m2 index



Sold vs asking (Somerset West): median 4.2% discount below asking, 47 days average time on market, 82% of listings sold within 90 days. Illustrative sample figures.

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