

Rachelle Stein

Subject:

FW: Kensington Houses for Sale

From: Ronald Bobroff [<mailto:ronaldb@bobroff.co.za>]
Sent: 24 January 2013 12:54 PM
To: Rbsec
Subject: FW: Kensington Houses for Sale

----- Original Message -----

From: Michael Burger
To: 'Bernadine'
Sent: Tuesday, July 03, 2012 9:02 AM
Subject: FW: Kensington Houses for Sale

From: Louis [<mailto:syndicate.realty@telkomsa.net>]
Sent: 21 June 2012 01:39 PM
To: michael.burg@mweb.co.za
Subject: Kensington Houses for Sale

Dear Bernadine

THANK YOU

Thank you for your enquiry arising from your search on Property24.

Kindly read this email carefully.

CONFIRMATION

I confirm that you are looking for a home in Kensington up to R950 000 and therefore send you the following addresses to give you some idea of what you can buy in your price range.

Your response thereto will also give me some idea as to what you are willing to buy.

TRUST AND INSTRUCTIONS

I send you this confidential information in trust and in good faith for the sole purpose of an elimination process because we value your time and choices.

Please do not approach the seller or tenant direct for a full viewing – all viewing in full must be done by appointment with us only.

A copy of this email is filed together with your Property24 listing enquiry.

PLN

We are members of PLN, Property Listing Network, a group of estate agents cooperating together to sell houses on behalf of sellers, therefore, a "For Sale" board at a property belonging to another estate agent does not mean that we cannot also sell the house to you. The addresses given herein are houses that are listed with us through PLN.

PHOTO'S

Before an appointment is made I can also send you pictures of the inside of the homes you are interested in as well as the back of the house you can't see from the street upon request, if available.

KENSINGTON ADDRESSES

These are the addresses together with selling prices and the PLN agents' average valuations:

AVERAGE VALUATION	LISTING PRICE	AGENTS'
45 King Edward Street	R1 500 000	R 859 000
5 Buckingham Road	R 955 000	R 929 000
8 Merlin Street	R 950 000	Not yet
available		
39 Oxford Road	R 950 000	N/A
2 Orwell Street	R1 200 000	R 963 000
5 Clacton Road	R1 195 000	R1 002 000

WAIVER

The Listed Selling Price is the seller's asking price, most probably negotiable, however, there is no guarantee that the seller will accept an offer at a price equal to the Agents' Average Valuation.

RESPONSE

I await your response once you have viewed the homes from the street.

All the best
Louis van Wyk

