

# Pinnacle Point Beach AND Golf Resort, Pinnacle Point Golf Estate, Mossel Bay

Portion 0, Erf 18109, Township Mossel Bay, Deeds Office Cape Town, Mossel Bay Local Municipality

## Property Information

<b>Deeds Office:</b>	Cape Town	<b>Street Address:</b>	
<b>Property Type:</b>	Erf	<b>Complex:</b>	Pinnacle Point Beach And Golf Resort
<b>Township:</b>	Mossel Bay	<b>Suburb:</b>	Pinnacle Point Golf Estate
<b>Erf Number:</b>	18109	<b>City:</b>	Mossel Bay
<b>Portion:</b>	0	<b>Province:</b>	Western Cape
<b>Erf Size:</b>	325m <sup>2</sup>	<b>Postal Code:</b>	6500
		<b>Coordinates:</b>	-34.197899, 22.092258
		<b>LPI Code:</b>	C05100070001810900000
		<b>Municipality:</b>	Mossel Bay

## Transfer Information

<b>Sales Date:</b>	15 Mar 2022	<b>Sale Price:</b>	R 3 080 000
<b>Transfer Date:</b>	31 May 2022	<b>Title Deed:</b>	T24227/2022
<b>Buyers:</b>	Viljoen Agnitha Maria Viljoen Pieter Johannes	<b>Sellers:</b>	Almond Family Trust

## Maps



### Last Transfer of this Property

#### Buyers

Buyer Name	ID Number	Marital Status	Type	Share
Viljoen Agnitha Maria	6209050179085	Married Out	Private Person	50%
Viljoen Pieter Johannes	6003315050086	Married Out	Private Person	50%

#### Sellers

Seller Name	ID Number	Marital Status	Type
Almond Family Trust	861/1984	-	Trust

### Transfer History (up to last 10 transfers)

Transfer Date	Sales Date	Title Deed	Buyers	Sellers	Sale Price	Bulk Transfer
31 May 2022	15 Mar 2022	T24227/2022	Viljoen Agnitha Maria 6209050179085 Viljoen Pieter Johannes 6003315050086	Almond Family Trust 861/1984	R 3 080 000	-
16 Nov 2007	28 Jun 2007	T92300/2007	Almond Family Trust 861/1984	Silwerrant Beleggings Pty Ltd 199701456007	R 3 200 000	-

### Privacy Policy / Disclaimer

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## Bonds

Registration Date	Bond Number	Bond Owner Name	Bond Amount	Bond Holder
16 Nov 2007	B106804/2007	Almond Family Trust	R 2 160 000	Firststrand Bank Ltd

## Endorsements

No endorsements found on this property

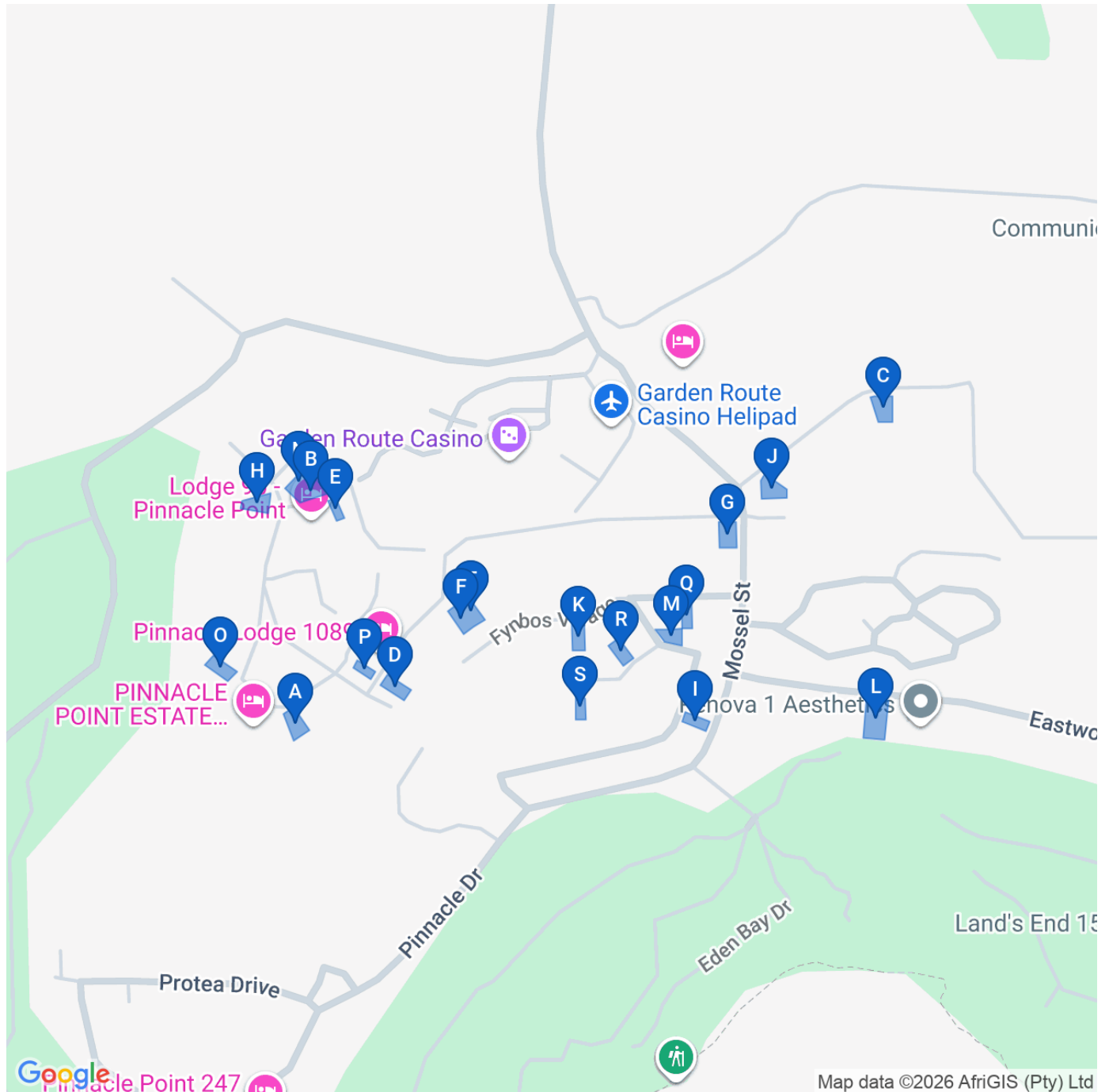
## Valuations

### Automated Valuation

Due to the lack of recent relevant local sales data, we are unable to provide an estimated value for this property at this time.

- \* Property24's estimated valuation is calculated using an automated statistical model and aims to indicate the potential value of the property, based on available recent sales data such as property type, price and location. The estimated valuation is indicative, and cannot be relied upon as a professional valuation or an accurate market value of the property as determined by a valuer. Always supplement this information with input from a registered Professional Practitioner of Real Estate.
- \*\* The more data we have for an area, the more accurate our estimated valuations will be. We display confidence intervals of high, medium and low to provide an indication of confidence. As an example, the lower the confidence, the wider the estimate valuation range will be.

Latest Transfers within 500m



**Average Price:** R 4 166 083

**Median Price:** R 3 750 000

#	Transfer Date	Sale Date	Street Address	Official Description	Sale Price	Size	Price p/m <sup>2</sup>	Distance
A	4 Dec 2025	-	16739 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16739, 0	VESTING	601m <sup>2</sup>	-	315m
B	25 Nov 2025	1 Sep 2025	16675 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16675, 0	R 5 200 000	581m <sup>2</sup>	R 8 950	350m
C	29 Aug 2025	9 Apr 2025	16789 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16789, 0	R 4 900 000	636m <sup>2</sup>	R 7 704	476m
D	13 Aug 2025	18 Jun 2025	16752 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16752, 0	R 4 800 000	492m <sup>2</sup>	R 9 756	193m
E	1 Aug 2025	14 May 2025	16678 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16678, 0	R 2 900 000	250m <sup>2</sup>	R 11 600	315m
F	24 Jul 2025	27 May 2025	16759 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16759, 0	R 3 139 500	488m <sup>2</sup>	R 6 433	126m
G	27 Jun 2025	10 Jan 2025	16775 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16775, 0	R 4 000 000	600m <sup>2</sup>	R 6 667	244m
H	9 Jun 2025	3 Apr 2025	16718 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16718, 0	R 4 550 000	524m <sup>2</sup>	R 8 683	396m

I	19 May 2025	1 Feb 2025	14 Pinnacle Drive Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18160, 0	R 9 200 000	360m <sup>2</sup>	R 25 556	171m
J	16 May 2025	29 Mar 2025	16781 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16781, 0	R 6 200 000	598m <sup>2</sup>	R 10 368	317m
K	20 Feb 2025	18 Dec 2024	18098 Pinnacle Point Landgoed Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18098, 0	R 1 550 000	450m <sup>2</sup>	R 3 444	36m
L	4 Feb 2025	4 Dec 2024	201 Eastwood Drive Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 17630, 0	R 9 700 000	1 125m <sup>2</sup>	R 8 622	371m
M	24 Jan 2025	19 Nov 2024	18168 Pinnacle Point Landgoed Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18168, 0	R 600 000	435m <sup>2</sup>	R 1 379	132m
N	21 Jan 2025	3 Dec 2024	16674 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16674, 0	R 3 300 000	488m <sup>2</sup>	R 6 762	367m
O	11 Oct 2024	3 Sep 2024	16731 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16731, 0	R 4 100 000	487m <sup>2</sup>	R 8 419	394m
P	5 Sep 2024	5 Jun 2024	16698 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16698, 0	R 2 000 000	250m <sup>2</sup>	R 8 000	227m
Q	30 Jul 2024	17 Nov 2023	18089 Pinnacle Point Landgoed Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18089, 0	R 3 500 000	360m <sup>2</sup>	R 9 722	156m

R	8 Jul 2024	22 Apr 2024	18114 Pinnacle Point Landgoed Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18114, 0	R 1 950 000	450m <sup>2</sup>	R 4 333	71m
S	1 Jul 2024	-	18120 Pinnacle Point Landgoed Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 18120, 0	ESTATE	345m <sup>2</sup>	-	56m
T	18 Jun 2024	18 Mar 2024	16760 Pinnacle Point Lodges Pinnacle Point Beach AND Golf Resort Pinnacle Point Golf Estate, Mossel Bay	Erf, Cape Town Mossel Bay, 16760, 0	R 3 400 000	488m <sup>2</sup>	R 6 967	118m

### Sales Summary

<b># of Transfers</b>	20	<b>Highest Price</b>	R 9 700 000	<b>Biggest Size</b>	1 125m <sup>2</sup>	<b>Highest Price/m<sup>2</sup></b>	R 25 556
<b>Newest Transfer</b>	4 Dec 2025	<b>Average Price</b>	R 4 166 083	<b>Average Size</b>	500m <sup>2</sup>	<b>Average Price/m<sup>2</sup></b>	R 8 520
<b>Oldest Transfer</b>	18 Jun 2024	<b>Lowest Price</b>	R 600 000	<b>Lowest Size</b>	250m <sup>2</sup>	<b>Lowest Price/m<sup>2</sup></b>	R 1 379

### Annual Suburb Trends for Pinnacle Point Golf Estate, Mossel Bay

#### Sold Erven



Year	Number of Sales	Avg. Sales Price (R)
2017	118	R 1 100 000
2018	116	R 1 100 000
2019	86	R 1 300 000
2020	68	R 1 800 000
2021	125	R 1 995 000
2022	87	R 2 730 000
2023	61	R 3 350 000
2024	53	R 4 700 000
2025	45	R 7 250 000
2026	0	-

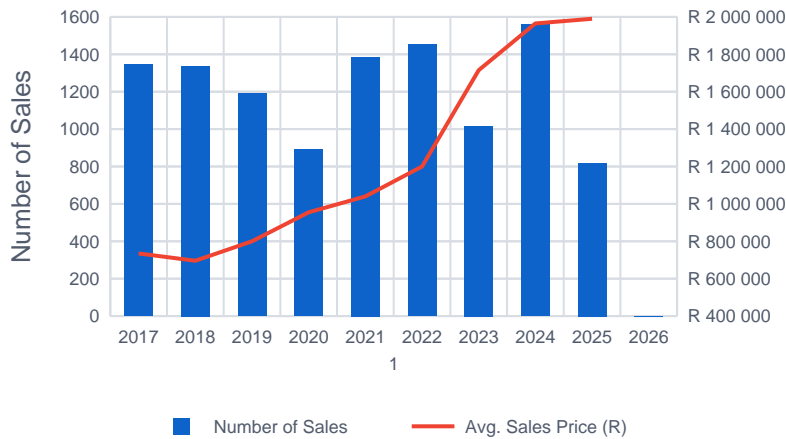
#### Sold Sectional Scheme Units



Year	Number of Sales	Avg. Sales Price (R)
2017	23	R 1 560 000
2018	16	R 1 400 000
2019	38	R 1 250 000
2020	32	R 1 550 000
2021	53	R 1 750 000
2022	61	R 1 925 000
2023	40	R 1 800 000
2024	26	R 2 700 000
2025	30	R 2 680 000
2026	0	-

### Annual City Trends for Mossel Bay, Western Cape

#### Sold Erven



Year	Number of Sales	Avg. Sales Price (R)
2017	1 345	R 735 000
2018	1 337	R 696 000
2019	1 191	R 800 000
2020	891	R 955 000
2021	1 386	R 1 040 000
2022	1 451	R 1 200 000
2023	1 017	R 1 715 000
2024	1 559	R 1 965 000
2025	819	R 1 990 000
2026	0	-

#### Sold Sectional Scheme Units

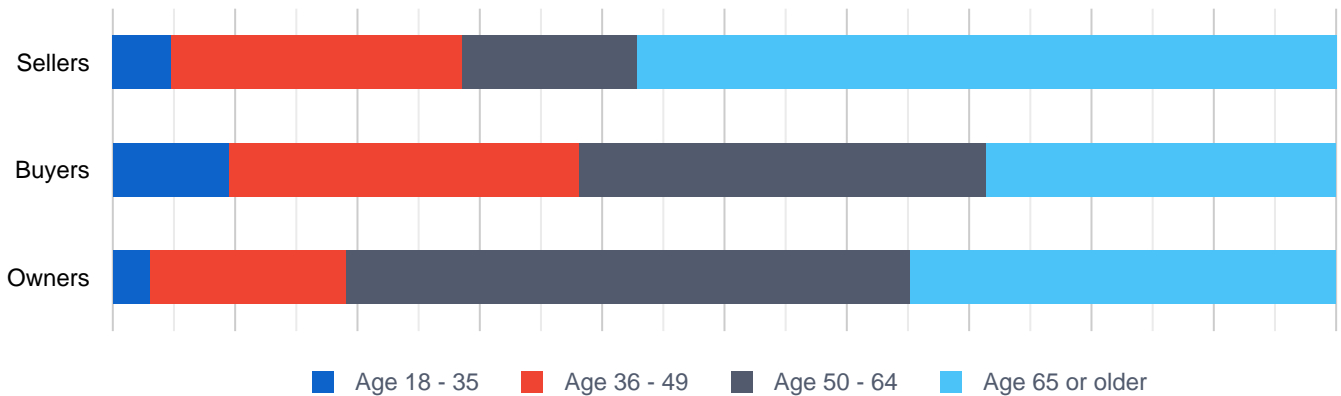


Year	Number of Sales	Avg. Sales Price (R)
2017	518	R 900 000
2018	503	R 1 000 000
2019	450	R 997 500
2020	320	R 1 100 000
2021	493	R 1 392 500
2022	645	R 1 550 000
2023	607	R 1 795 000
2024	474	R 2 200 000
2025	661	R 2 000 000
2026	0	-

### Age Profile for Pinnacle Point Golf Estate, Mossel Bay

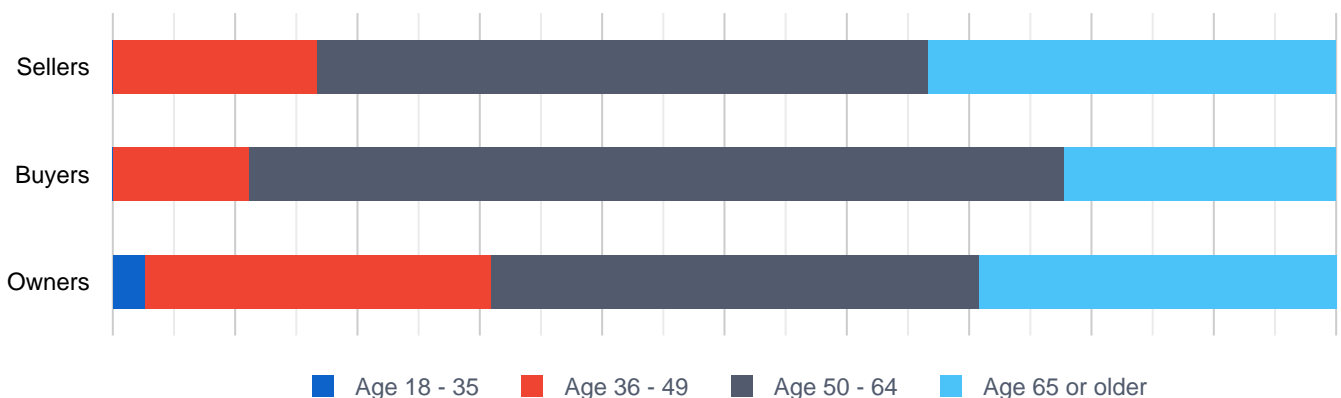
These graphs shows the property buying and selling trends relative to age in Pinnacle Point Golf Estate, Mossel Bay, as registered in the South African Deeds office. Buyers and Sellers are those who have appeared in a registered transfer in their respective roles within the last 6 months, while owners are those who purchased their property more than 6 months ago.

#### Erf Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	1	2	15
36 - 49	5	6	77
50 - 64	3	7	223
65 or older	12	6	168

#### Sectional Scheme Unit Age Profile

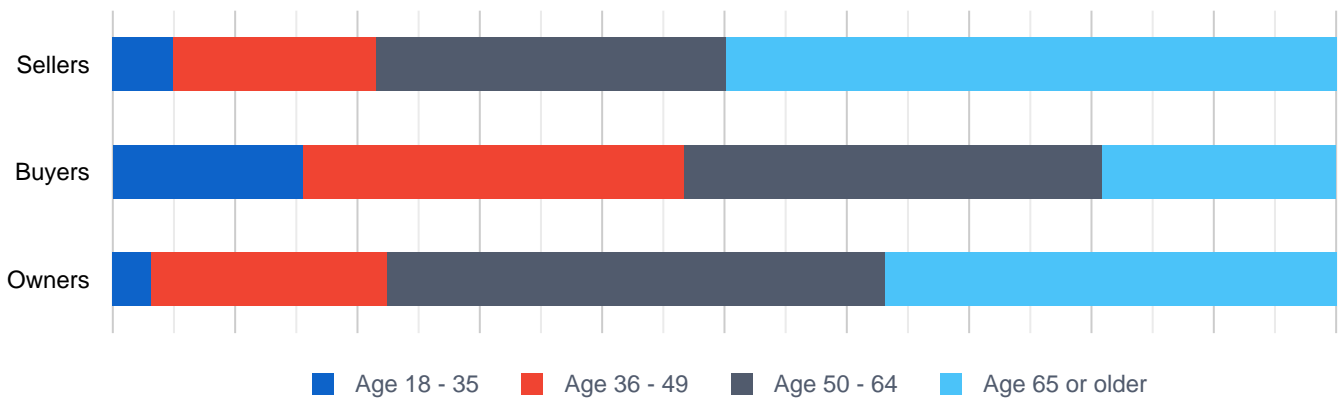


Age Group	Sellers	Buyers	Owners
18 - 35	0	0	6
36 - 49	1	1	64
50 - 64	3	6	90
65 or older	2	2	66

### Age Profile for Mossel Bay, Western Cape

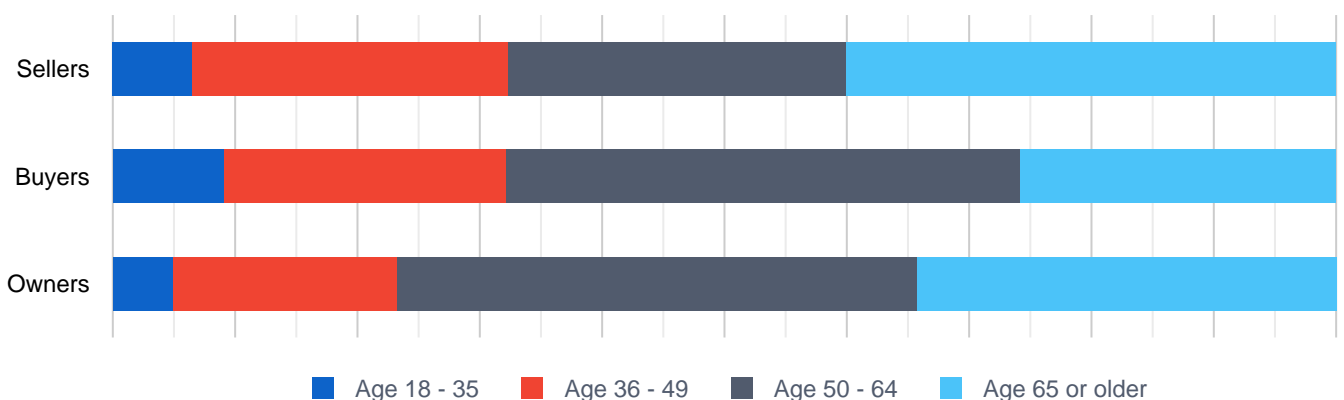
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#### Erf Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	19	71	824
36 - 49	64	142	5 116
50 - 64	110	156	10 768
65 or older	192	87	9 765

#### Sectional Scheme Unit Age Profile



Age Group	Sellers	Buyers	Owners
18 - 35	11	23	196
36 - 49	44	58	723
50 - 64	47	106	1 676
65 or older	68	65	1 352