



01/August/2025

NEW MODDER EXT 8 - PHASE 2

Erf Size (m ²)	House size (m ²)	Bedrooms and Bathrooms	Price	Approximate Minimum GROSS Salary	Approximate Monthly Payment over 20 years at 10,75 %
204	45	2 Beds & 1 Bath	R 644 450	R 21 080	R 6 541
212 - 214	45	2 Beds & 1 Bath	R 658 575	R 21 542	R 6 685
223 - 229	45	2 Beds & 1 Bath	R 671 400	R 21 961	R 6 815
231 - 232	45	2 Beds & 1 Bath	R 682 950	R 22 339	R 6 932
246 - 247	45	2 Beds & 1 Bath	R 691 450	R 22 617	R 7 018
214	52	2 Beds & 1 Bath	R 693 150	R 22 673	R 7 035
222 - 229	52	2 Beds & 1 Bath	R 705 975	R 23 092	R 7 166
203 - 204	52	3 Beds & 1 Bath	R 693 300	R 22 678	R 7 037
206 - 207	52	3 Beds & 1 Bath	R 697 275	R 22 808	R 7 077
212 - 217	52	3 Beds & 1 Bath	R 707 425	R 23 140	R 7 180
224 - 230	52	3 Beds & 1 Bath	R 720 250	R 23 559	R 7 311
308	52	3 Beds & 1 Bath	R 814 404	R 26 639	R 8 266
231 - 238	60	3 Beds & 1 Bath	R 770 700	R 25 210	R 7 823
362	60	3 Beds & 1 Bath	R 922 856	R 30 187	R 9 367
358	75	3 Beds & 2 Bath	R 1 006 104	R 32 910	R 10 212

Monthly repayment factor per R 1000 bond

R 10,15

Minimum salary factor per R 1000 bond

R 32,71

Bond amount calculation from gross income

R 30,57