



**VENDITOR**

AUCTIONEERS



**ONLINE AUCTION | INSOLVENT ESTATE**

**AUCTION DATE:**

**THURSDAY 9 APRIL 2026 @ 11:00**

*(Bidding will open approximately 2 days prior to the auction)*

**AUCTION ADDRESS:**

**UNIT 31, DOOR 408 GLORIA**

**253 JOHANN STREET | ARCADIA**

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#### **Disclaimer:**

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**LIGHTSTONE REPORT**

# V VENDOR AUCTIONEERS

## LIGHTSTONE

### Property Details

**253 Johann Street, Arcadia, Gauteng**

Sectional Title: SS GLORIA (60/1982)  
Suburb: Arcadia

UNIT SIZE (REGISTERED):  
**48 m<sup>2</sup>**

**SECTIONAL TITLE**

LEGAL  
Sect 31 of plan 60/1982  
known as "GLORIA"  
Situated at Ptn 1  
Erf 258  
Town: "ARCADIA"  
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"  
[Google maps](#) | [Street View](#)

### Other Properties on the same Title Deed (1)

PROPERTY DESCRIPTION	SIZE
SS GLORIA (60/1982) - Unit: 41	17 m <sup>2</sup>

### Amenities

<p><b>FILLING STATION</b></p> <ul style="list-style-type: none"> <li>0.43 km BP Twin Palms</li> <li>0.51 km BP Leyds Street Motors</li> <li>0.88 km Lamola Mokause &amp; Mahlangu</li> </ul>	<p><b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	<p><b>HOSPITAL/CLINIC</b></p> <ul style="list-style-type: none"> <li>0.37 km Pretoria Eye Institute</li> <li>0.5 km Dr Krieger Susan</li> <li>0.64 km Mediclinic Muelmed Hospital</li> </ul>
<p><b>POLICE STATION</b></p> <ul style="list-style-type: none"> <li>0.31 km South African Police Service Training Institution Arcadia</li> <li>0.9 km South African Police Service</li> <li>0.91 km Maupa-Naga</li> </ul>	<p><b>SHOPPING CENTRE</b></p> <ul style="list-style-type: none"> <li>0.36 km Arcadia Park Shopping Centre</li> <li>0.36 km Uni Park Shopping Centre</li> <li>0.82 km Eastwood Village Shopping Centre</li> </ul>	<p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>0.2 km Letshego Primary School</li> <li>0.14 km Bbc Arcadia Campus</li> <li>0.17 km Arcadia Independent High School</li> </ul>



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

#### 11-Bedroom Unit with Sunroom – Prime Location

Located on the 4th floor, this well-maintained unit offers comfortable living with a practical layout:

- 1 Bedroom
- Sunroom
- Lounge
- Kitchen

**Unit size:** 48 sqm

**Garage size:** 17 sqm

Conveniently situated close to major amenities, this property is ideal for first-time buyers, investors, or those looking to downsize without compromising on location.

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**



# TERMS & CONDITIONS

# V VENDOR

## A U C T I O N E E R S

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

### **KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15956LJ

Proof of payment: leoniej@venditor.co.za



**HOW TO REGISTER ON**

**[www.venditoronline.co.za](http://www.venditoronline.co.za)**

# V VENDOR AUCTIONEERS

Go to the online portal: [www.vendoronline.co.za](http://www.vendoronline.co.za). If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the image below to watch the video on how to register

Click on the buttons below to update

Outbid - Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

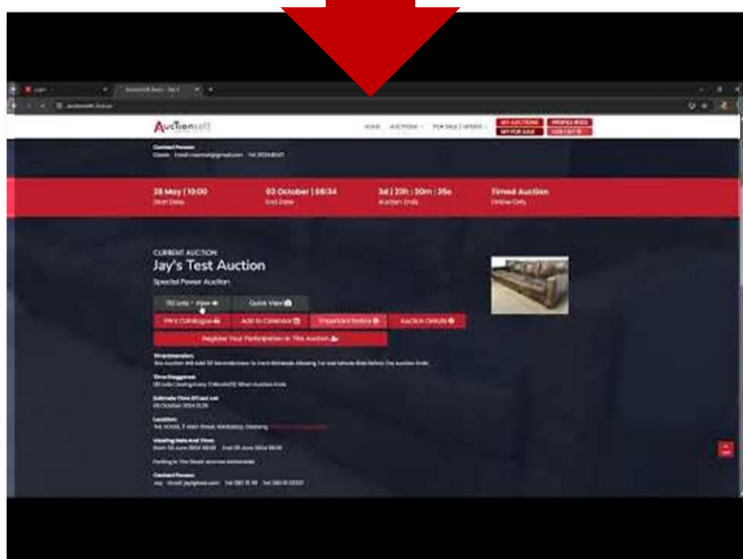
Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence \*

\*Only Required if you purchase a TV



## Auto-Bid Function

### Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf. It doesn't automatically place your highest bid but follows certain rules.

### Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

### Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

### No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

### Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

### Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

### Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



# VENDITOR

## AUCTIONEERS



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