

VENDITOR

AUCTIONEERS



ONSITE AUCTION INSOLVENT ESTATE

AUCTION DATE:

THURSDAY 18 SEPT 2025 @ 11AM

AUCTION ADDRESS:

UNIT 20, DOOR 20 PROTEA 9340
9261 PHOLOGO STREET
OLIEVENHOUTBOS EXT 36



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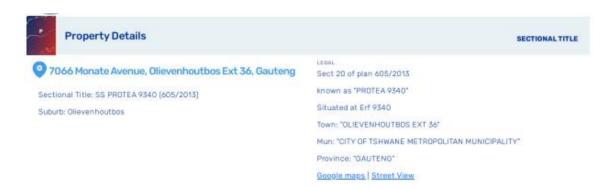
Disclaimer:

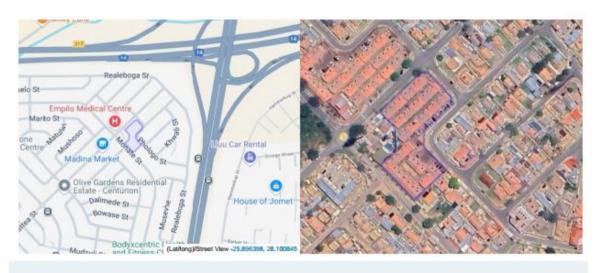
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LIGHTSTONE REPORT

VENDITOR AUCTIONEERS

LIGHTSTONE





Amenities



FILLING STATION

0.97 km

Oliven X Convenience

1.11 km

Sasol Circle Centre

1.14 km Engen



POLICE STATION

2.41 km

South African Police Service Olievenhoutbosch Police Station



BUSISTATION

No bus stations in the proximity



SHOPPING CENTRE

1.08 km

Nyama Galore Shopping Centre

1.14 km

Nyama Galore Shopping Complex

1.31 km

Mall@55 Shopping Centre



HOSPITAL/CLINIC

1.23 km

Intercare Mall@55

4.7 km Health Wor



EDUCATION

0.57 km Tshephang

0.43 km

The Best Zulu Tutor

0.49 km

Olivenhoutbosch Secondary School

PROPERTY DETAILS



PROPERTY DESCRIPTION

Unit Features:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Open-plan Lounge & Dining Area

Unit Size: 42 sqm

This centrally located unit offers convenient access to major amenities, making it an ideal choice for comfortable and connected living.

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



MUNICIPAL STATEMENT



Tel: 012 358 9999 Fax: 012 359 6111

E-mail: customercare@tshwane.gov.za Address: P O Box 408| Pretoria | 0001

COPY TAX INVOICE: 925007497436 CITY OF TSHWANE VAT REG NO 4000142267

Issued: 25/07/25 MOGWATE, AM 9340 STAND OLIEVENHOUTBOS X 36 0001 Account No.

5010967519

7204046909082 /

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Account for P19	Stand no. 09340	Township OLIEVENHOUTBOS X36			Days
Address Sectional title scheme					Unit no.
6922 FOREST TEA STREET			SS PROTEA 9340		S0020
Meter reading unit	Group account	Deposit date	Deposit	Guarantee date	Guarantee
1950536C			0.00		0.00
Giskey: 050509340 BP: 1454280					

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
27/06/25 16/07/25	Balance Brought Forward Payment (Thank You)			
25/07/25	Sub Total (A)			
25/07/25	Miscellaneous Charges	210.33	0.00	210.33
25/07/25	Property Rates	205.41	0.00	205.41
	Total Current Levy (B)	415.74	0.00	415.74

TERMS & CONDITIONS



- R 20 000.00 <u>Refundable registration fee</u> + 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 of the purchase price, 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 <u>voetstoots</u> as is.
- Occupation is on <u>Registration</u>.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001 Reference: 15757LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS

- 199 Gordon Rd Queenswood, Pretoria
- +27 (0)12 403 8360
- monique@venditor.co.za
- venditor.co.za