



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE | ONLINE AUCTION

AUCTION DATE:

THURSDAY, 16 OCTOBER @ 11AM

PROPERTY ADDRESS:

UNIT 3, DOOR 103 SWELLENDAM, 63 TROYE STREET,
SUNNYSIDE

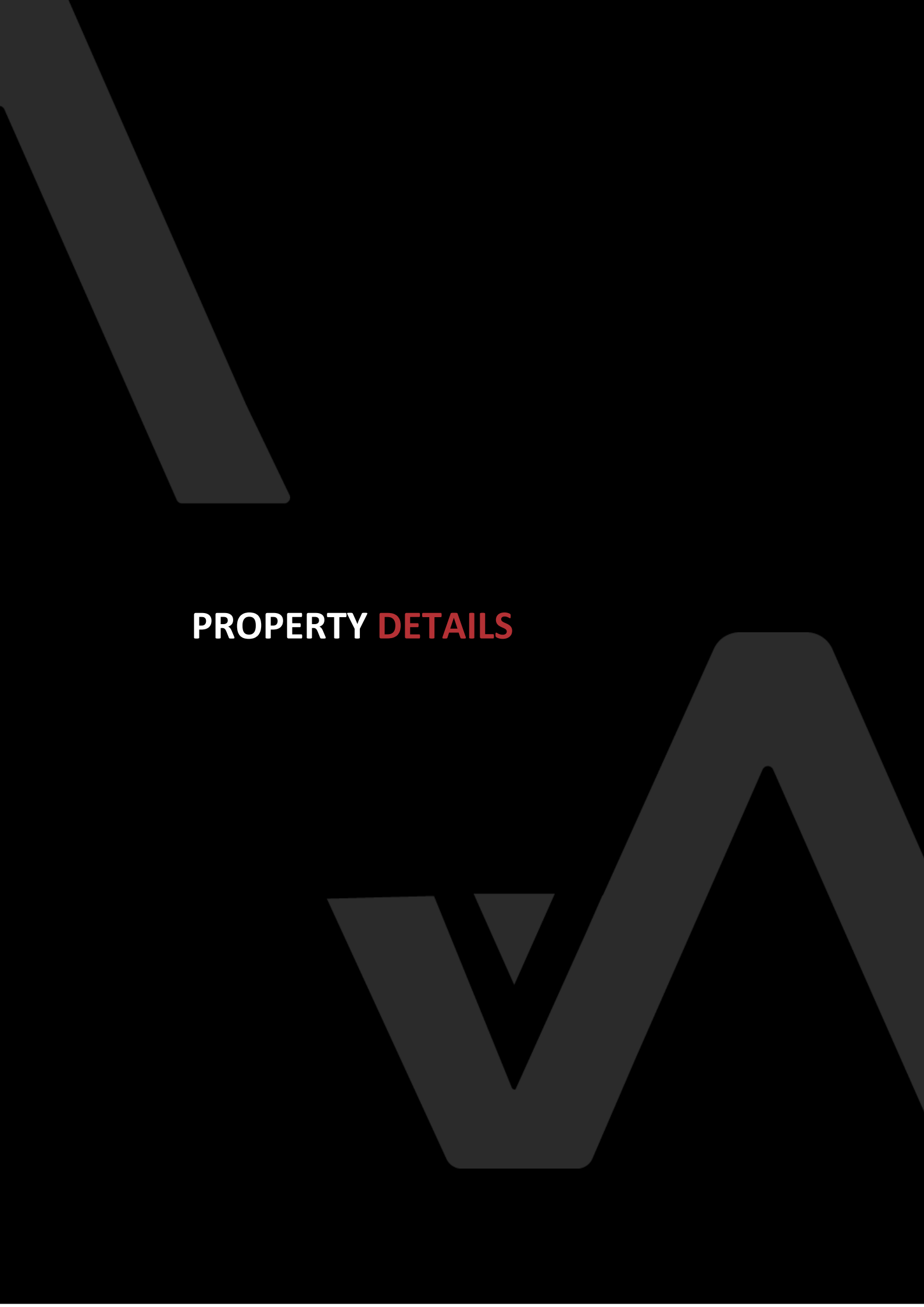
VENDITOR AUCTIONEERS

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



PROPERTY DETAILS

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LIGHTSTONE

Property Details

63 Troye Street, Sunnyside (Pta), Gauteng

Sectional Title: SS SWELLENDAM (26/1980)

Suburb: Sunnyside

SECTIONAL TITLE

LEGAL
Sect 3 of plan 26/1980
known as "SWELLENDAM"

Situated at Erf 1181

Town: "SUNNYSIDE (PTA)"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

Amenities

FILLING STATION 0.13 km R M L And Associates Fuel And Energy Ltd 0.26 km BP 0.48 km Sunnyview Motors	BUS STATION No bus stations in the proximity	HOSPITAL/CLINIC 0.24 km Green + Cross Clinic 0.28 km Mediclinic Heart Hospital 0.29 km Dr Diana Monama
POLICE STATION 0.27 km Police South African Police Service - Vip Office 0.3 km South African Police Service National Commissioner's Office 0.34 km Temba Police Station	SHOPPING CENTRE 0.16 km Sunnypark Shopping Centre 0.2 km Pavilion 0.49 km Sterland	EDUCATION 0.17 km Sunglo Kiddies Academy 0.41 km Little Voices Day Care Centre 0.42 km School Government Department



PROPERTY DETAILS

PROPERTY DESCRIPTION

Unit for Sale– Spacious and Well-Located

Layout:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge

Size: 78 sqm

This well-sized 79 sqm unit offers a comfortable and functional layout, including 1.5 bedrooms—ideal for a small family, young professionals, or as an investment opportunity. The unit features a full bathroom, a well-appointed kitchen, and a spacious lounge area perfect for relaxing or entertaining.

Location:

Conveniently situated close to major amenities, including shopping centres, schools, public transport, and more.

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



TERMS & CONDITIONS

VENDOR AUCTIONEERS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 10% Deposit is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period of 14-days.
- 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15573LJ

Proof of payment: leoniej@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

VENDOR AUCTIONEERS

Go to the online portal: www.venditoronline.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

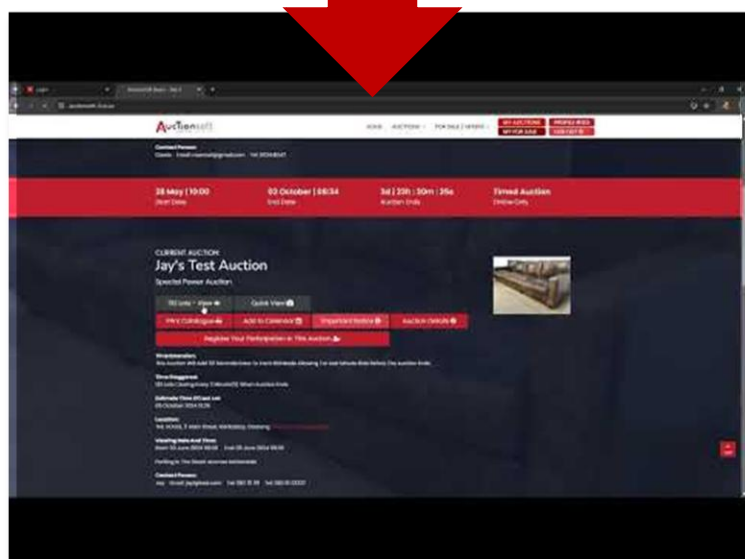
Banking Details

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.



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