



VENDITOR

AUCTIONEERS



ONLINE AUCTION LIQUIDATION

AUCTION DATE:

THURSDAY 27 NOVEMBER 2025 @ 12:30

AUCTION ADDRESS:

UNIT 268, DOOR 434 BEDFORD

BEDFORD GARDENS

KIRKBY ROAD | GERMISTON

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LIGHTSTONE REPORT

LIGHTSTONE

Property Details

18 Kirkby Road, Bedford Gardens, Gauteng

Sectional Title: SS BEDFORD (323/2008)

Suburb: Bedford Gardens

LEGAL

Sect 268 of plan 323/2008

known as "BEDFORD"

Situated at RE of Erf 39

Town: "BEDFORD GARDENS"

Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

SECTIONAL TITLE

Amenities

<p>FILLING STATION</p> <p>0.99 km Sasol Malvern</p> <p>1 km Sasol Van Buuren</p> <p>1.08 km Cross Roads Service Station</p>	<p>BUS STATION</p> <p>No bus stations in the proximity</p>	<p>HOSPITAL/CLINIC</p> <p>0.13 km Djb Wellness Therapy</p> <p>0.25 km The Laser Beautique</p> <p>0.31 km Dr Tm Hanck</p>
<p>POLICE STATION</p> <p>1.57 km South African Police Service Bedfordview Police Station</p> <p>1.88 km Cleveland</p> <p>3.24 km Primrose Police Station - South African Police Service</p>	<p>SHOPPING CENTRE</p> <p>0.12 km Bedford Square Shopping Centre</p> <p>0.21 km Bedford Shopping Centre</p> <p>0.48 km Eastgate Shopping Centre</p>	<p>EDUCATION</p> <p>0.34 km Rainbow Nursery School Bedfordview</p> <p>0.13 km Master Maths Bedfordview</p> <p>0.25 km Reddam House</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION

Modern 4th-Floor Unit in the Bedford Building

This is a unit on the 4th floor of the Bedford Building offers a perfect blend of modern design, comfort, and convenience.

Features include:

- 2 Modern bedrooms (main en-suite)
- 2 Bathrooms
- Kitchen
- Open-plan lounge and dining area
- 2 Secure parking bays

Unit size: 107 sqm

Perfectly positioned close to major amenities, top schools, and popular shopping malls, this beautiful unit combines luxury living with everyday practicality

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

MUNICIPAL ACCOUNTS

LEVIES: +/- R 3 033/month

RATES & TAXES: +/- R2 030/month



TERMS & CONDITIONS

- 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 and Buyers commission + VAT thereon, 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16019LJ

Proof of payment: leonie@venditor.co.za

The background is black with a large, stylized, light gray 'V' shape. A red diagonal stripe runs from the top right towards the bottom right. Another gray diagonal stripe runs from the top left towards the bottom left.

HOW TO REGISTER ON

www.venditoronline.co.za

VENDITOR

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

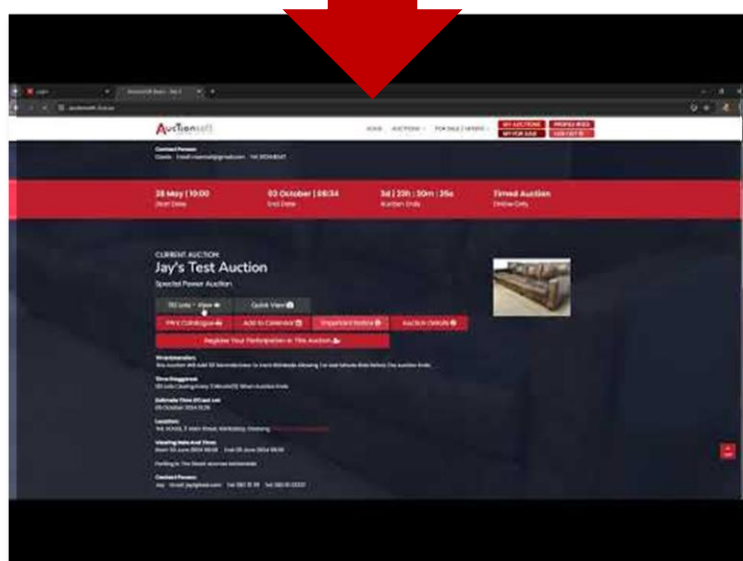
Banking Details

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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