



# VENDITOR

AUCTIONEERS



**ONLINE AUCTION | INSOLVENT ESTATE**

**AUCTION DATE:**

**THURSDAY 19 MARCH 2026 @ 11:00**

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

**AUCTION ADDRESS:**

**UNIT 22, DOOR 404 INDABA**

**319 FREDERICK STREET**

**PRETORIA-WEST**

### CONTENTS

Lightstone & Locality	4
Improvements	6
Auction Terms and Conditions	8
How to Register for the Auction	10 - 11



#### **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.**

The background is black with several large, abstract geometric shapes. A grey shape starts from the top left and extends towards the center. A red shape starts from the top right and extends towards the center. A large grey shape is at the bottom, resembling a stylized 'V' or a mountain peak. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

**LIGHTSTONE REPORT**

### LIGHTSTONE

#### Property Details

**319 Frederick Street, Pretoria, Gauteng**

Sectional Title: SS INDABA (310/1995)  
Suburb: Pretoria West

LEGAL  
Sect 22 of plan 310/1995  
known as "INDABA"  
Situating at Ptn 1  
Erf 1591  
Town: "PRETORIA"  
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"

UNIT SI: 78 m<sup>2</sup>

SECTIONAL TITLE

#### Amenities

<p> <b>FILLING STATION</b></p> <p><b>0.39 km</b> TotalEnergies - Pilditch Motors</p> <p><b>0.75 km</b> Talu Glass TotalEnergies Aluminium &amp; Glass</p> <p><b>0.88 km</b> De Wet Motors</p>	<p> <b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	<p> <b>HOSPITAL/CLINIC</b></p> <p><b>0.44 km</b> Weskoppies</p> <p><b>0.65 km</b> Fishawellness Hospital</p> <p><b>1.19 km</b> MediCross Pretoria West</p>
<p> <b>POLICE STATION</b></p> <p><b>0.11 km</b> Police South African Police Service - Human Resource Management - Pretoria Wes</p> <p><b>0.34 km</b> South African Police Service - Pretoria West</p> <p><b>0.88 km</b> Pretoria West Police Station</p>	<p> <b>SHOPPING CENTRE</b></p> <p><b>0.15 km</b> WE Nkomo Shopping Centre</p> <p><b>0.61 km</b> Patterson Place Shopping Centre</p> <p><b>0.66 km</b> Nedwest Shopping Centre</p>	<p> <b>EDUCATION</b></p> <p><b>0.26 km</b> Burger Right Primary School</p> <p><b>0.14 km</b> Queens Private School</p> <p><b>0.69 km</b> De la Salle Holy Cross College</p>



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

#### 78sqm Unit

Grab this 78sqm unit and make it your own!

Perfect for first-time buyers or investors.

Close to shops, transport, and everyday amenities, it's convenient living with lots of possibilities.

**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 5% deposit and buyers commission plus VAT on the commission, 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: 15471LJ

Proof of payment: leonie@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.venditoronline.co.za](http://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

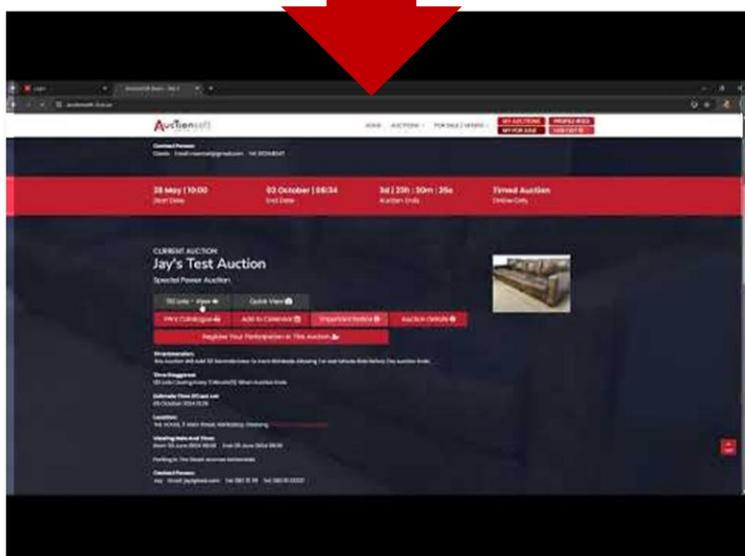
Banking Details

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.



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)