



**VENDITOR**  
AUCTIONEERS



**ONLINE AUCTION | DIVORCE ESTATE**

**3-BED RESIDENCE**

**AUCTION DATE & TIME:**

THURSDAY, 23 APRIL 2026 @ 11AM

**PROPERTY ADDRESS:**

3 TITANIUM STREET, LENASIA SOUTH, JHB, GAUTENG



# VENDITOR AUCTIONEERS

## INDEX

Lightstone Report	4
Property Details	6
Property Photos	8-9
Terms & Conditions	11
How to Register for the Auction	13
Auto Bid Function	14

### 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.



**LIGHTSTONE REPORT**

# V VENDOR AUCTIONEERS

Property Details

FREEHOLD

**3 Titanium Street, Lenasia South Ext 7, Gauteng**

Suburb: Lenasia South Ext 7

LEGAL  
Erf 3354

Town: "LENASIA SOUTH EXT 7"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)  
**662 m<sup>2</sup>**

LAND SIZE (CADASTRAL)  
**663 m<sup>2</sup>**

LAST SALES DATE  
**1993/08/06**

(Lat/long)/Street View -26.416631, 27.873011

**Amenities**

<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>FILLING STATION</b></p> <p><b>1.75 km</b> Sheffield Service Station</p> <p><b>2.49 km</b> BP South</p> <p><b>3.23 km</b> Engen Siyaya Retail Centre</p>	<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>HOSPITAL/CLINIC</b></p> <p>No hospitals in the proximity</p>
<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>POLICE STATION</b></p> <p><b>2.78 km</b> South African Police Service Lenasia South</p> <p><b>2.84 km</b> South African Police Service Lenasia South Police Station</p> <p><b>3.03 km</b> Police South African Police Service - Orange Farm</p>	<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>SHOPPING CENTRE</b></p> <p><b>1.79 km</b> Sheffield Plaza Shopping Centre</p> <p><b>2.38 km</b> Orient Shopping Centre</p> <p><b>2.52 km</b> Kiasha Park Shopping Centre</p>	<div style="text-align: center; margin-bottom: 10px;"></div> <p><b>EDUCATION</b></p> <p><b>0.18 km</b> Al-Furqaan Islamic Centre</p> <p><b>0.65 km</b> Hope For Future Ecd</p> <p><b>0.77 km</b> Hope For Future Ecd Phumula</p>

4 | Page



**PROPERTY DETAILS**

### IMPROVEMENTS

The subject Residential Property is located within Lenasia South, a residential township located in the southern part of Johannesburg, in close proximity to local shopping centres, schools, taxi and bus transport, and other local all amenities.

The Property comprises:

- Fitted Kitchen
- Lounge / Dining Area
- 3 Bedrooms
- 1 Bathroom
- Staff Quarters / Flatlet
- Parking

➤ **Please note:** The property requires refurbishment and maintenance.

- 
- **Extent:** 662m<sup>2</sup>
  - **Rates:** ± R 433.49 (Estimated)



**PROPERTY PHOTOS**

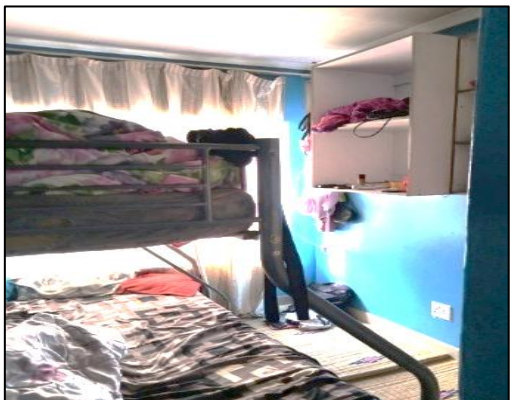
# V VENDOR

## AUCTIONEERS



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## AUCTIONEERS





**TERMS AND CONDITIONS**

### TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- If you are Bidding Online, upload your proof of payment and FICA documents on the online platform: [www.venditoronline.co.za](http://www.venditoronline.co.za)
- 5% Deposit & 10% Auctioneers Commission plus VAT on Commission payable on the fall of the hammer
- The Seller is Not VAT registered.
- The Offer is subject to 14-day 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: 15939NDB | Your Name

Proof of payment: [natasha@venditor.co.za](mailto:natasha@venditor.co.za)



**HOW TO REGISTER ON**

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



# VENDITOR

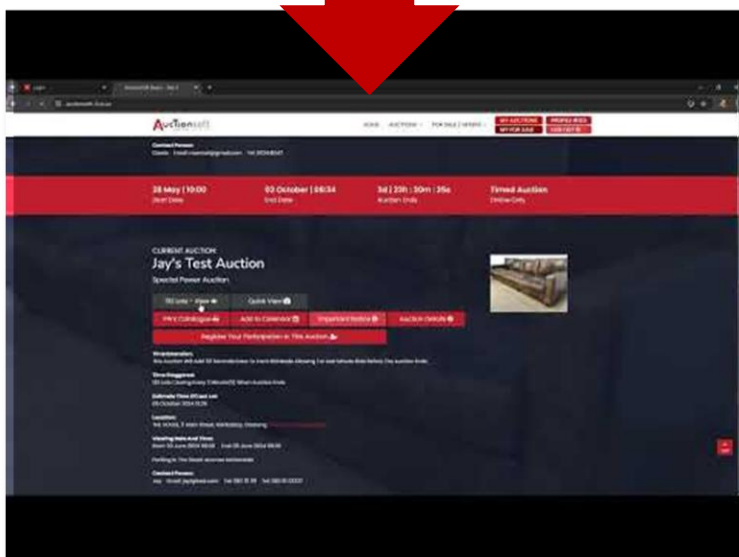
## AUCTIONEERS

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



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