VENDITOR
AUCTIONEERS



ONLINE | INSOLVENT ESTATE

AUCTION DATE:

THURSDAY 28 JANUARY 2027 @ 11:00

(Bidding will open approximately 1 days prior to the auction)

AUCTION ADDRESS:

UNIT 2 KAYA MARIE

131 VOS STREET

SUNNYSIDE

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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.

LIGHTSTONE REPORT

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LIGHTSTONE

Property Details

SECTIONAL TITLE

131 Vos Street, Sunnyside (Pta), Gauteng

Sectional Title: SS KAYA MARIE (176/1990)

Unit: 2

Suburb: Sunnyside

LEGAL

Sect 2 of plan 176/1990

known as "KAYA MARIE"

Situated at RE of Erf 277

Township: "SUNNYSIDE (PTA)"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

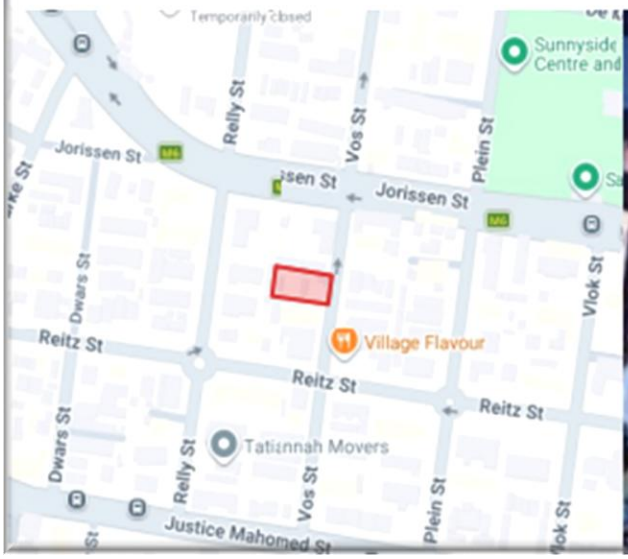
Province: "GAUTENG"

Coordinates: -25.75753,28.210302

Google maps | Street View

UNIT SIZE (REGISTERED)

107 m^2





Amenities

FILLING STATION

0.3 km	Millennium Walker
0.45 km	Sunnyview Motors
0.45 km	Shell

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

0.15 km	Dr Van Staden Jacqui
0.15 km	Dr Elaine Bing
0.15 km	Dr H Belsten

POLICE STATION

0.42 km	South African Police Service Sunnyside
0.44 km	Sunnyside Police Station
0.82 km	Temba Police Station

SHOPPING CENTRE

0.39 km	Mid City Square
0.92 km	Pavilion
0.95 km	Arcadia Park Shopping Centre

EDUCATION

0.13 km	Sunnyside Pre- Primary School
0.2 km	Floralise Nursery School
0.31 km	Russian School

PROPERTY DETAILS

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PROPERTY DESCRIPTION & ASSETS

Property Report – Description

Unit is situated on the first floor

Details:

Ground Floor:

- Kitchen
- Lounge / Dining area
- Guest toilet

Upper Level:

- 3 Bedrooms (one room has been split into two)
- 2 Bathrooms

Unit size: 107sqm

Location:

The location offers convenient access to shopping centres, schools, medical facilities, public transport, and other essential services. It also benefits from easy access to the Pretoria CBD and major transport routes, making it suitable for both residential occupation and investment purposes.

Rates: approximately R230 per month

Levies: approximately R2 843 per month

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

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 plus VAT on the commission only, 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: 16143LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

HOW TO REGISTER ON

www.venditoronline.co.za

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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.

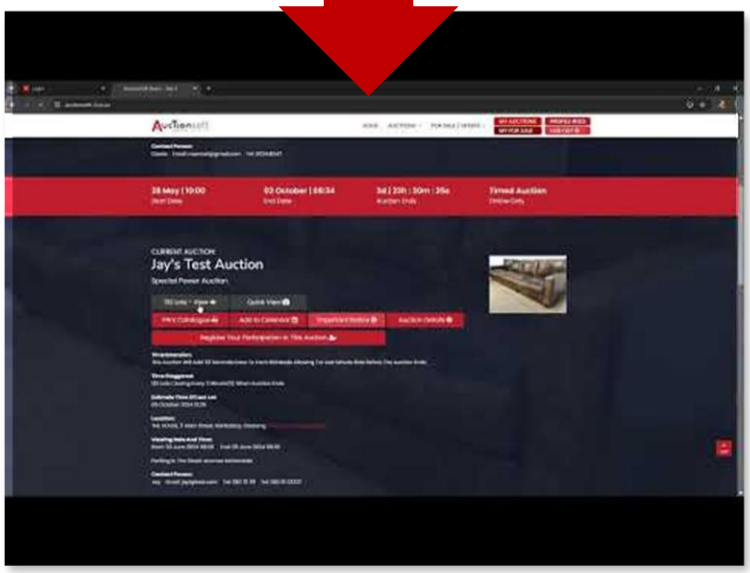
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the 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

Click on the image below to watch the video on how to register



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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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