



VENDITOR
AUCTIONEERS



ONLINE | INSOLVENT ESTATE

AUCTION DATE:

TUESDAY 24 NOVEMBER 2026 @ 11:00

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

AUCTION ADDRESS:

**UNIT 91 THE STABLES
MOOIKLOOF RIDGE ESTATE
GARSFONTEIN ROAD |
MOOIKLOOF RIDGE EXT 2**

CONTENTS

Lightstone & Locality

Improvements

Auction Terms and Conditions

How to Register for the Auction



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 of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large, dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

LIGHTSTONE

Property Details

17 Augrabies Street, Mooikloof Ridge Ext 2, Gauteng

Sectional Title: SS THE STABLES (90/2008)

Estate: Mooikloof Ridge Estate

Suburb: Mooikloof Ridge

LEGAL

Sect 91 of plan 90/2008

known as "THE STABLES"

Situated at Erf 90

Town: "MOOIKLOOF RIDGE EXT 2"

Mun: "KUNGWINI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

77 m²

MOTHER ERF

32973 m²

LAST SALES PRICE

R488 000

LAST SALES DATE

2012/02/11

Amenities

FILLING STATION

1.88 km
Sasol - Sasol Circle Center

3.32 km
Sasol St Bernard

3.92 km
Shell

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

1.06 km
Bino Medicals

2.5 km
Netcare Pretoria East Hospital

2.58 km
Netcare Pretoria East Hospital

POLICE STATION

No police stations in the proximity

SHOPPING CENTRE

1.56 km
Woodlands Boulevard Shopping Centre - Garstfontein Road

1.77 km
Woodlands Boulevard Shopping Centre

2.04 km
Fusion 24 Lifestyle Centre

EDUCATION

0.52 km
Kiddies Academy Mooikloof

1.92 km
Pure Hope School

0.77 km
Mml Academic Tutors



PROPERTY DETAILS

PROPERTY DESCRIPTION & ASSETS

PROPERTY DESCRIPTION

2-BEDROOM UNIT – UNIT 91, THE SABLE, MOOIKLOOF RIDGE ESTATE, PRETORIA EAST

This 2-bedroom apartment is situated on the upper floor (top-stack) within The Sable, Mooikloof Ridge Estate, conveniently located along Garsfontein Road in Mooikloof, Pretoria East.

The unit comprises:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge
- Single Garage

Mooikloof Ridge Estate offers a secure residential environment with convenient access to shopping centres, schools, medical facilities, restaurants and other everyday amenities. Its location along Garsfontein Road provides easy access to major routes and surrounding areas, including Pretoria CBD and nearby commercial hubs.

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: 15587LJ/Name and Surname

Proof of payment: leoniej@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

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

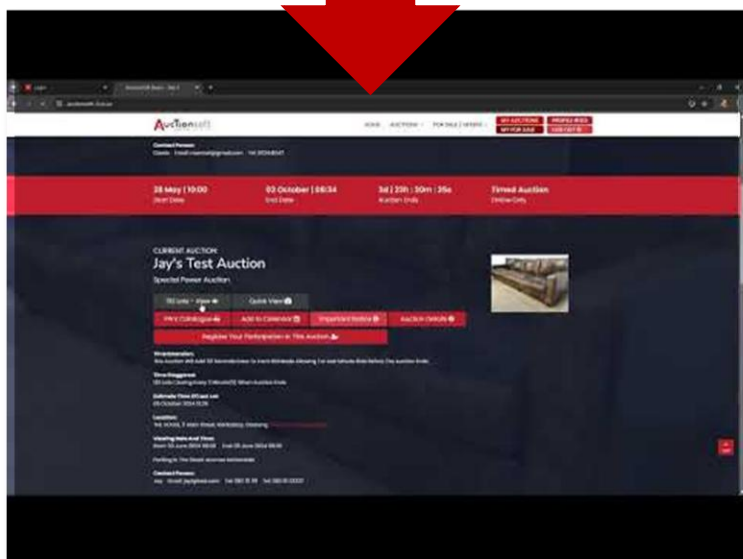
Banking Details

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.



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za