VENDITOR

AUCTIONEERS




# INSOLVENT ESTATE

## AUCTION DATE:

THURSDAY 28 JANUARY 2027 @ 11:00

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

## AUCTION ADDRESS:

UNIT 87, DOOR 201 STOCKS CITY

180 STEVE BIKO ROAD

SUNNYSIDE

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**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

180 Steve Biko Road, Sunnyside (Pta), Gauteng

Sectional Title: SS STOCKS CITY (98/1981)

Suburb: Sunnyside

LEGAL

Sect 87 of plan 98/1981

known as "STOCKS CITY"

Situated at Erf 1356

Town: "SUNNYSIDE (PTA)"

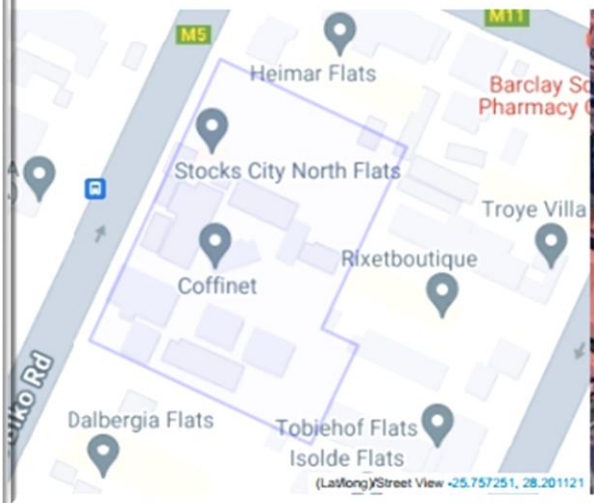
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Google maps | Street View

UNIT SIZE (REGISTERED)

113 $m^2$






## Amenities

**FILLING STATION**

0.15 km
Sasol Sunnyside

0.53 km
Shell

0.53 km
BP

**BUS STATION**

No bus stations in the proximity

**HOSPITAL/CLINIC**

0.17 km
College Medical Centre

0.27 km
Remnant Ministries International

0.3 km
Sunnyside Mediclinic Heart Hospital

**POLICE STATION**

0.43 km
Temba Police Station

0.67 km
Sunnyside Police Station

0.73 km
South African Police Service Sunnyside Police Station

**SHOPPING CENTRE**

0.6 km
Pavilion

0.63 km
Sunny Oasis Centre

0.71 km
Sunnypark Shopping Centre

**EDUCATION**

0.33 km
Laerskool Oost Eind

0.35 km
Sunnyside Primary School

0.07 km
Legal Education And Development

# PROPERTY DETAILS

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## PROPERTY DESCRIPTION

**Unit Description**

This spacious 113 sqm apartment is situated on the 2nd floor of Stocks City, offering comfortable living in a convenient and well-established area of Sunnyside.

The unit comprises:

- 3 bedrooms
- 2 bathrooms
- Kitchen
- Spacious lounge area

**Amenities & Surrounding Area**

The property is conveniently situated in Sunnyside, close to major amenities and everyday conveniences. The area offers easy access to shopping centres, supermarkets, retail stores, restaurants, schools, medical facilities and public transport.

Nearby amenities include Sunnypark Shopping Centre, various shopping and dining options, healthcare facilities and major transport routes. The property is also conveniently located near Pretoria CBD, government offices and UNISA, making it ideal for students, working professionals, families or investors seeking rental opportunities.

Its central location offers convenient access to surrounding business hubs and essential services, making this a well-positioned property for both residential use and investment.

**Monthly Costs:**

- Rates: Approximately R400 per month
- Levies: Approximately R2,100 per month

*Please note that amounts are approximate and subject to change. Additional monthly costs may apply.*

**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 5% 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: 15915LJ/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.

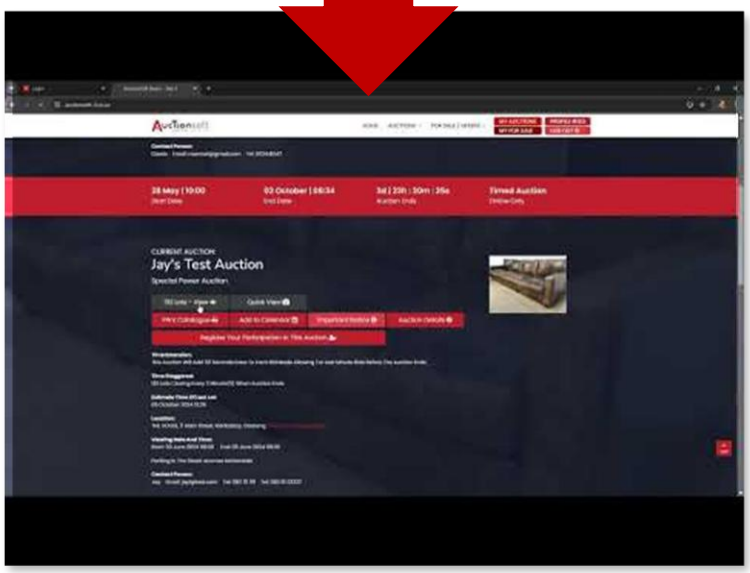
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

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.

# VENDITOR
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