



VENDITOR

AUCTIONEERS



ONLINE AUCTION | INSOLVENT ESTATE

AUCTION DATE:

THURSDAY 25 JUNE 2026 @ 11:00

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

AUCTION ADDRESS:

UNIT 249 SPUITSIG PARK

DOOR 624 BLOCK MAROLA

420 LEYDS STREET | SUNNYSIDE

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

V VENDOR

AUCTIONEERS

LIGHTSTONE

Property Details

420 Leyds Street, Sunnyside (Pta), Gauteng

Sectional Title: SS SPRUITSIG PARK [207/1993]
Suburb: Sunnyside

SECTIONAL TITLE

LEGAL
Sect 249 of plan 207/1993
known as "SPRUISIG PARK"
Situated at Ptn 5 [SUNNYSIDE (PTA)]
1201
5]
Erf 1201
Town: "SUNNYSIDE (PTA)"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTE"
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED):
59 m²

Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 0.15 km Sunnyview Motors 0.44 km R M L And Associates Fuel And Energy Ltd 0.46 km BP Twin Palms <p>POLICE STATION</p> <ul style="list-style-type: none"> 0.3 km South African Police Service - Sunnyside 0.35 km Sunnyside Police Station 0.41 km Sunnyside Police Station 	<p>BUS STATION</p> <p>No bus stations in the proximity</p> <p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 0.46 km Arcadia Park Shopping Centre 0.62 km Pavilion 0.63 km Sunnypark Shopping Centre 	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 0.25 km Green + Cross Clinic 0.35 km Dr Smit & Bezuidenhout 0.35 km Dr Fa Booyse <p>EDUCATION</p> <ul style="list-style-type: none"> 0.63 km Sunnyside Primary School 0.89 km Letshego Primary School 0.34 km Pretoria Technical High School
--	---	--



PROPERTY DETAILS

PROPERTY DESCRIPTION

This Unit consists of

- 1 Bedroom
- Bathroom
- Kitchen
- Open plan lounge / dining room
- Single garage

Unit size: 59sqm

This Unit is centrally located, close to major amenities. Close to major shopping centres, schools, medical facilities, and everyday essentials.

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 10% deposit and buyers commission plus, 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: 15055LJ

Proof of payment: leonie@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

V VENDOR AUCTIONEERS

Go to the online portal: www.vendoronline.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

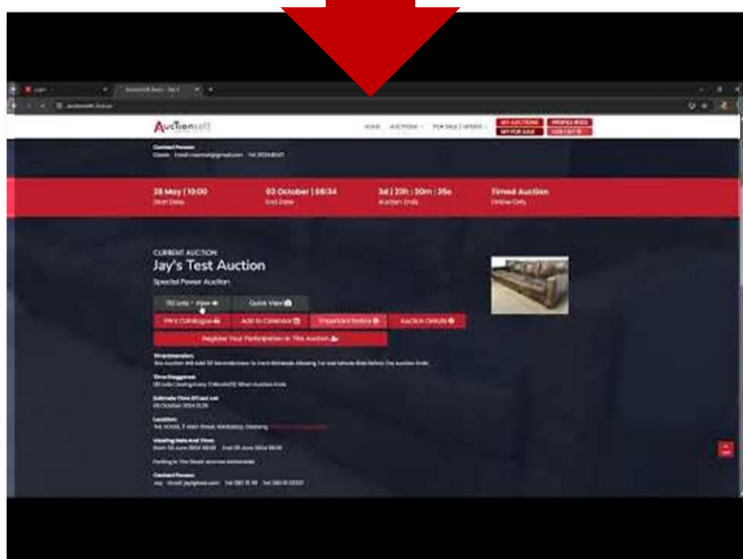
Banking Details

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