



PROPERTY AUCTION

Residential Property Virginia

Erf Size: 1290m²

22 Aberdeen Road, Virginia, Matjhabeng, Freestate 9431

Erf 26 VIRGINIA MATJHABENG LOCAL MUNICIPALITY FREESTATE

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – S L Camroodien (Master's Ref No. 008490/2023)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(Candidate Property Practitioner - 20237152754)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Wednesday 20th August 2025 @ 12pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Wednesday 20th August 2025 12 pm online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of R25 000 in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Deposit: 15.75% of hammer price

Confirmation period: 21 business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium

Bid Price: R 1 000 000

Buyers comm. (5%) R 5000

VAT on the Buyer's Premium R 750

Total Purchase Price R 1 005 750

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely, 0.75%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Lebogang Sekhitla: 083 377 9880

WH Auctioneers offices: 011 574 5700

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with PPRA

Page | 2



AUCTIONEERS

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HOW TO BID ON WEBCAST

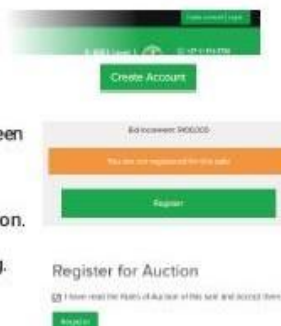
Webcast Auctions at www.whauctions.com

- 1 Create your free account in minutes (once-off). Follow the email link to activate it.
- 2 Login & go to the auction you want to bid on.
- 3 Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4 Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5 If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

**BID!
NOW!**
REGISTER ONLINE

whauctions.com

Office: 011 574 5700 • info@whauctions.com



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2. GENERAL

Property Address: 22 Aberdeen Road, Virginia, Matjhabeng, Freestate 9431
Erf & Suburb & City: Erf 26 VIRGINIA MATJHABENG LOCAL MUNICIPALITY FREESTATE

3. TITLE DEED INFORMATION

Title Deed No: T4120/2012
Erf Size: 1290 m²
Zoning: Residential 1

4. LOCALITY

Virginia, a small mining town in the Lejweleputswa District Municipality of the Free State province, is part of the Goldfields region, known for its historical significance in gold mining. Established in the 1950s, it has developed as both a residential and economic hub, balancing its roots in mining with a strong focus on agricultural activities such as maize, sunflower, and livestock farming. The town is well-connected via the R30 and R73 roads, ensuring easy access to nearby Welkom and Bloemfontein. It also offers essential amenities, including schools like Virginia High School, a public hospital, private clinics, and retail shops, providing for residents' daily needs. Recreational opportunities are abundant, with the scenic Sand River serving as a popular spot for fishing and relaxation, complemented by local sports clubs and community centres. Virginia's affordability and its potential for renewable energy projects further enhance its appeal, offering opportunities for growth while maintaining its small-town charm.



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5. DESCRIPTION OF IMPROVEMENTS

Due to lack of access, Google imagery has been used to make assumptions of improvements on site, together with experience from similar properties inspected. It is assumed the property comprises a 1290m² residential house in Virginia. We assume improvements consist of:

- 3 Bedrooms
- 2 Bathroom
- Living Room
- Kitchen
- Covered Parking

Condition

Unknown due to lack of access but we can assume general maintenance is required.

Site Layout



Disclaimer

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the seller nor the Auctioneer warrant vacant occupation of the pro

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Page | 5



6. MUNICIPAL ACCOUNT

MATJHABENG

Municipality
Umasipala
P/ O Box 708
Welkom, 9460
South Africa



TAX INVOICE

Mmasepala
Munisipaliteit
Tel: (057) 9167400
Tel: (057) 9167403/4
Vat Reg: 4670194952

CAMROODIEN NA & SL
22 ABERDEEN STREE
VIRGINIA
9430

Account Number: 12504758
Old Account: 05004808068
Vat Number:
Account For: 2025/06
Due Date: 2025/07/14

Unit Number: 030 000 00000026 00000 0000 0000
Street Address: 22 ABERDEEN Avenue
Township: VIRGINIA
Market Value: 330000
Stand Area: 1290

Payments Until: 2025/06/25
Payment Method:
Payment Maximum:
Deposit: R1030.00
Final Read Date:

METER TYPE	PREVIOUS READING	CURRENT READING	UNITS	METER REFERENCE	PREVIOUS READ-DATE	CURRENT READ-DATE
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DATE	UNITS	DETAILS	VAT	AMOUNT
2025/05/24		BALANCE B/FWD	0.00	63150.56
2025/06/24		INTEREST - RATES RESIDENTIAL	0.00	171.66
2025/06/24		INTEREST REFUSE	0.00	66.16
2025/06/24		INTEREST SEWER	0.00	106.67
2025/06/24		INTEREST SUNDRIES	0.00	0.47
2025/06/24		INTEREST WATER	0.00	80.85
2025/06/25		RATES - HOUSES	0.00	410.52
2025/06/25		SERVICE CHARGE	4.09	31.34
2025/06/25		VA-VALUE-EXCLUSION	0.00	-93.23
2025/06/25	1	REFUSE HOUSEHOLDS	18.13	139.00
2025/06/25	1	SEWER RESIDENTIAL	27.14	208.06
2025/06/25	2	WATER INTERIM	5.99	45.89

CURRENT TOTAL DUE:				R64317.95
TOTAL AMOUNT OUTSTANDING:				R64317.95
120 DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT
59662.47	1155.84	1162.70	1169.55	1167.39

>>>>>> 9 1911 0000 1250 4758 6 GRAND TOTAL DUE: R64317.95

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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Page | 7

**ADDITIONAL INFORMATION**

Access could not be gained into the property. Therefore, the condition of the property is unknown.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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