



PROPERTY AUCTION

3 Bed 2 Bath House with Outbuilding

Eldorado Park, Soweto

Erf Size – 507m²

2 Kraaifontein Street, Eldorado Park, Soweto, 1811

Erf 5400 ELDORADO PARK EXT 4 CITY OF JOHANNESBURG GAUTENG

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – PG Edwards (Master's Ref No. 016145/2023)



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:

Thursday 20th November 2025 @ 11am

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment

**3 Bedroom 2 Bathroom House
Eldorado Park, Soweto**



GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday 20th November 2025 @ 11am 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

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Registered with PPRA

Page | 2



AUCTIONEERS

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HOW TO BID ON WEBCAST

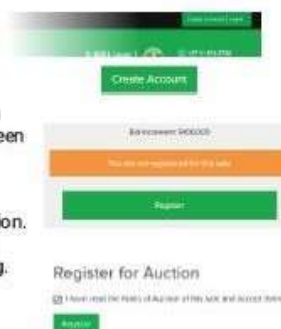
Webcast Auctions at www.whauctions.com

- 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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Page | 3

3 Bedroom 2 Bathroom House Eldorado Park, Soweto



GENERAL

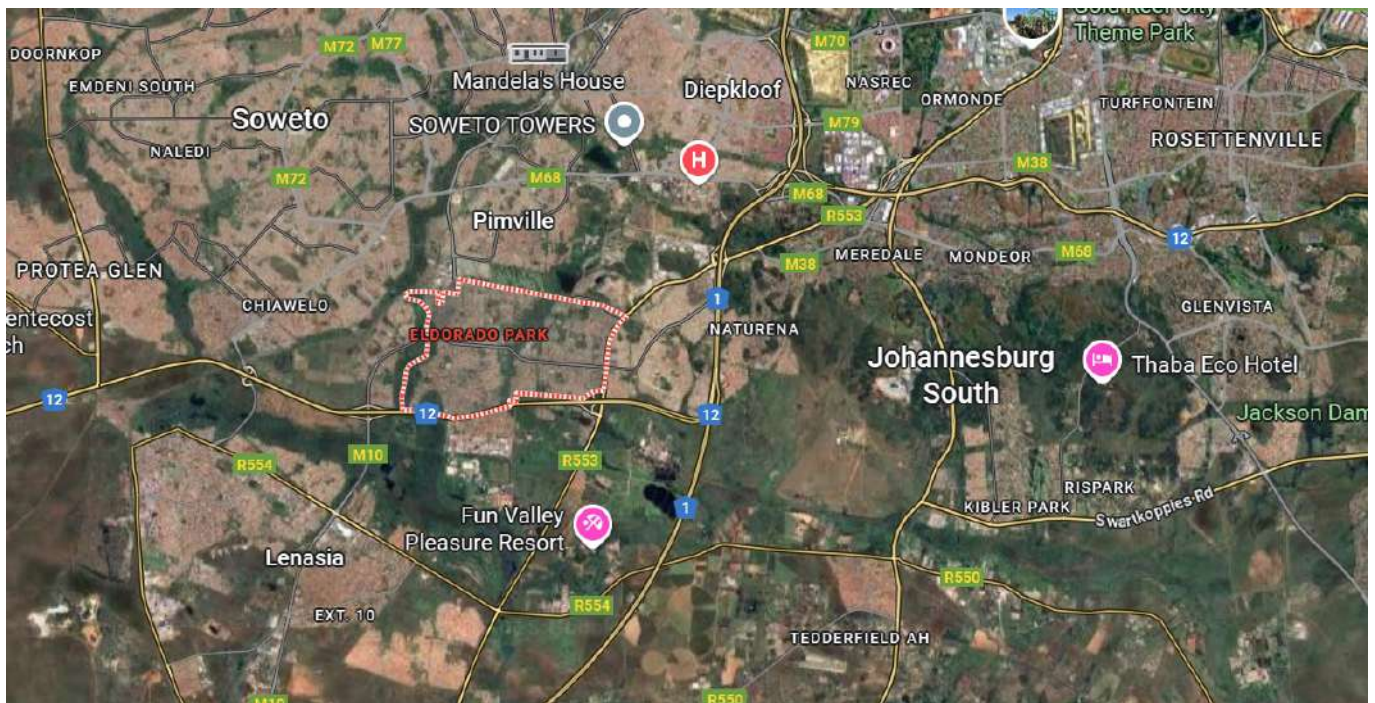
Property Address: 2 Kraaifontein Road, Eldorado Park, Soweto, 1811
Erf & Suburb & City: Erf 5400 ELDORADO PARK EXT 4 CITY OF JOHANNESBURG

TITLE DEED INFORMATION

Title Deed No: T20152/1985
Erf Size: 507 m²

LOCALITY

Eldorado Park, located in the southwestern part of Johannesburg within the City of Johannesburg Metropolitan Municipality, is a well-established residential suburb known for its strong sense of community and accessibility. The area is bordered by Lenasia, Klipspruit, and Nancefield, with major routes such as the Golden Highway (R553) and N12 providing convenient access to Johannesburg CBD, Soweto, and surrounding areas. Eldorado Park offers a range of amenities including schools, clinics, shopping centres, and places of worship, catering to the daily needs of its residents. The suburb is also in close proximity to employment opportunities in nearby industrial and commercial zones, while community parks and recreational facilities contribute to its family-oriented character.



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Page | 4

3 Bedroom 2 Bathroom House
Eldorado Park, Soweto



DESCRIPTION OF IMPROVEMENTS

The property consists of a single storey residential dwelling with a garden and outbuildings/cottages. The outbuildings are currently let to tenants.

The main dwelling consists of:

- 3 x Bedrooms
- 2 x Bathrooms
- Family Room
- Kitchen
- Dining Room
- Study
- Laundry
- Single Garage

Outbuildings

- 2 x Rooms
- 1 x Separate Toilet

Condition

The property is reasonably maintained with no visible cracks or water damage. The garden is slightly neglected.

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 property.

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SITE PHOTOGRAPHS



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Page | 6

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Page | 7

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MUNICIPAL ACCOUNT



a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

P EDWARDS
PO BOX 1044
SOUTHDAL
2135

Date	2025/10/08
Statement for	October 2025
Physical Address	2 KRAAIFONTEIN ROAD
Stand No./Portion	00005400 - 00000
Township	ELDORADO PARK EXT.4

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
507 m2	1	2023/07/01	G1	Market Value R 760,000.00	Region G WARD 18

Invoice Number	76006448523	Group	Next Reading Date	Deposit Paid
Client VAT Number				R 0.00

Account Number 501568919	(PIN Code:283392)
--------------------------	-------------------

Previous Account Balance	92,618.28
Sub Total	92,618.28
Interest on Arrears	70.28
Current Charges (Excl. VAT)	1,373.61
VAT @ 15%	151.16

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	94,213.33
88,945.04	1,833.06	1,840.18	1,595.05	0.00	94,213.33	Due Date	2025/10/23

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2025/10/08 P EDWARDS
Acc. No. : 501568919 - 2 KRAAIFONTEIN ROAD, , ELDORADO PARK EXT.4

EasyPay >>>>> 91115 5015689192

SAPO 0146 501568919

>>>>> 516008800111159 50156891906

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBA branches - CIN no AA46 to be used in place of bank acc.no.
Client Account No/Deposit Reference 501568919

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Page | 8

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Account Number 501568919			
Johannesburg Water Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Sewer monthly charge based on Stand size 507 m2 (Billing Period 2025/10) VAT: 15.00% (Total Amount: 697.73)		697.73 104.66	802.39
City Power Electricity	VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 760,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Less rates on first R300 000.00 of market value Less phase-in rebate VAT: 0 %		604.50 - 238.62 0.00 0.00	365.88
PIKITUP Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 310.00)		310.00 46.50	356.50
Current Charges (Incl. VAT)			1,524.77

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or Internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach CoJ on or before the due date.

Change of Address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water

This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

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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 | 10

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**ADDITIONAL INFORMATION**

The property is reasonably maintained with no visible cracks or water damage. The garden is slightly neglected. The property is being sold through an insolvent deceased estate, and the Purchaser acknowledges that they are purchasing the property VOETSTOETS as per the Conditions of Sale.

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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