

VENDITOR AUCTIONEERS

199 Gordon Road, Queenswood | Tel: 012 403 8360
info@venditor.co.za | www.venditor.co.za

AUCTION ON-SITE | BIDDERSPACK

LIQUIDATION AUCTION: CRESCO PTY LTD | OUR REF: 15024MS

9 RESIDENTIAL STANDS:

ERF 431, 36 MONTAGUE STREET

ERF 475, 40 MONTAGUE STREET

ERF 497, 42 MONTAGUE STREET

ERF 498, 41 OOS STREET

ERF 19, 44 MONTAGUE STREET

ERF 520 & ERF 542 (NO STREET ADDRESS)

ERF 541, 46 MONTAGUE STREET

ERF 563, 48 MONTAGUE STREET

BALFOUR, MPUMALANGA

AUCTION DATE: WEDNESDAY, 18 MAY 2022 @ 11H00



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INDEX

Lightstone Report	3-11
Location, Zoning & Rates	12
Terms & Conditions	13

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LIGHSTONES

Property Details

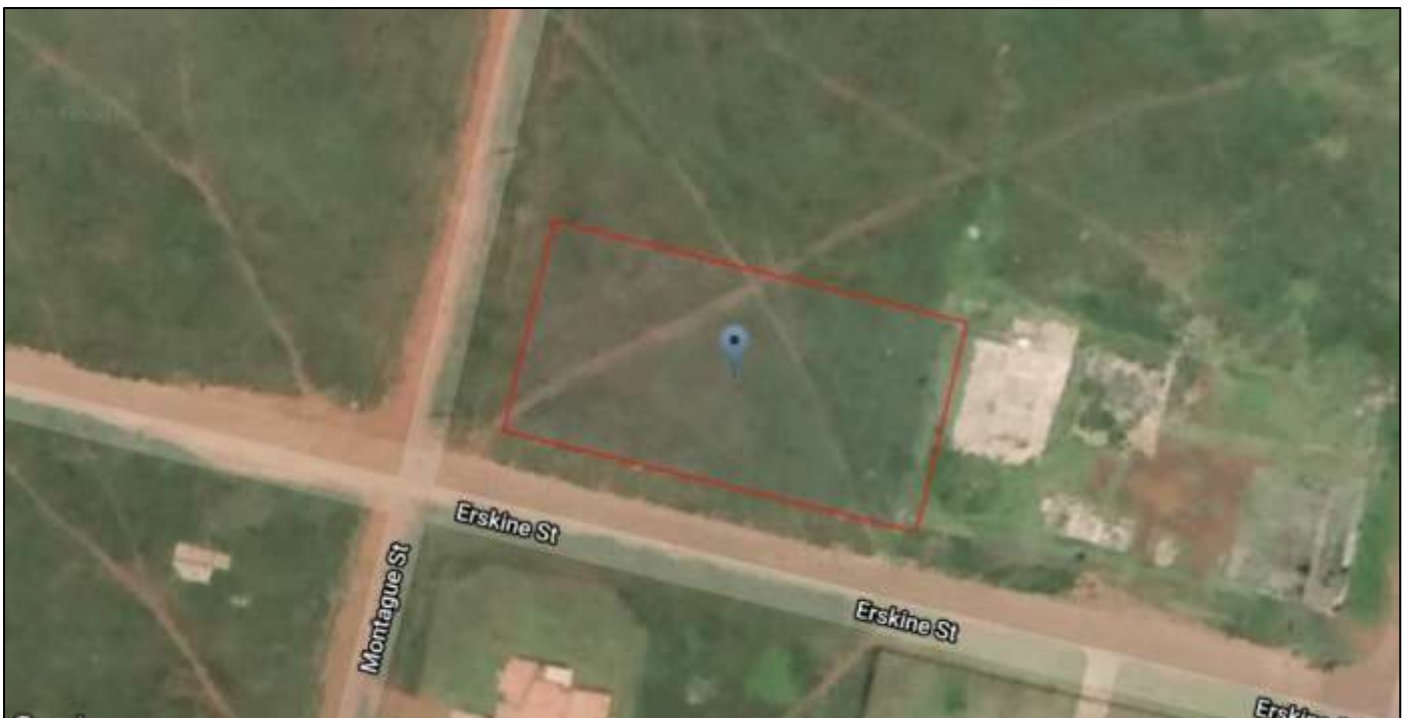
Property Type:	FREEHOLD	Legal Description:	Erf 431 BALFOUR DIPALISENG LOCAL MUNICIPALITY MFUMALANGA
Province:	MPUMALANGA	Municipality:	Dipaleseng
Township:	BALFOUR	Erf #:	431
Portion #:	0	Street:	Montague STREET
Suburb:	BALFOUR	Last Sales Price:	R 686 667
Street #:	36	Coordinates (Lat/ Long):	Google Maps: -26.6516, 28.6025 Street View
Last Sales Date:	20080307	SG Code:	TDIR00330000043100000
Land Size (Registered):	2855 m ²		
Land Size (Cadastral):	2730 m ²		
Estimate Size Under Roof:	Not Available		

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	520	0	2855
BALFOUR	498	0	2855
BALFOUR	542	0	2855
BALFOUR	497	0	2855
BALFOUR	541	0	2855

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200602482507	T148762008		Not Available



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Property Details

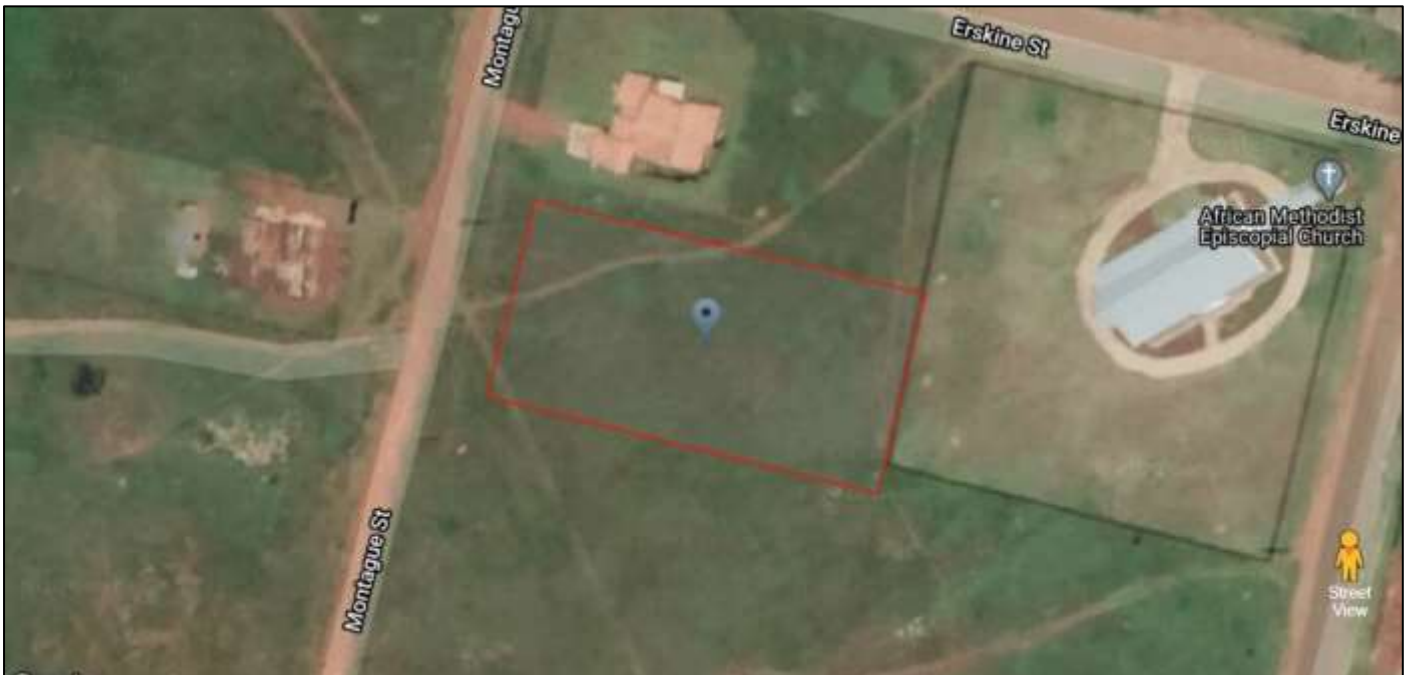
Property Type:	FREEHOLD	Legal Description:	Erf 475 BALFOUR DIPALISENG LOCAL MUNICIPALITY
Province:	MPUMALANGA	Municipality:	MPUMALANGA
Township:	BALFOUR	Erf #:	Dipaleseng
Portion #:	0		475
Suburb:	BALFOUR	Street:	Montague STREET
Street #:	40		
Last Sales Date:	20080307	Last Sales Price:	R 666 667
Land Size (Registered):	2855 m ²	Coordinates (Lat/ Long):	Google Maps: -26.8525, 28.8023 Street View
Land Size (Cadastral):	2728 m ²	SG Code:	TOIR00330000047500000
Estimate Size Under Roof:	Not Available		

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	520	0	2855
BALFOUR	498	0	2855
BALFOUR	542	0	2855
BALFOUR	497	0	2855
BALFOUR	541	0	2855

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESKO PROP PTY LTD	200602482507	T14876/2008		Not Available



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Property Details

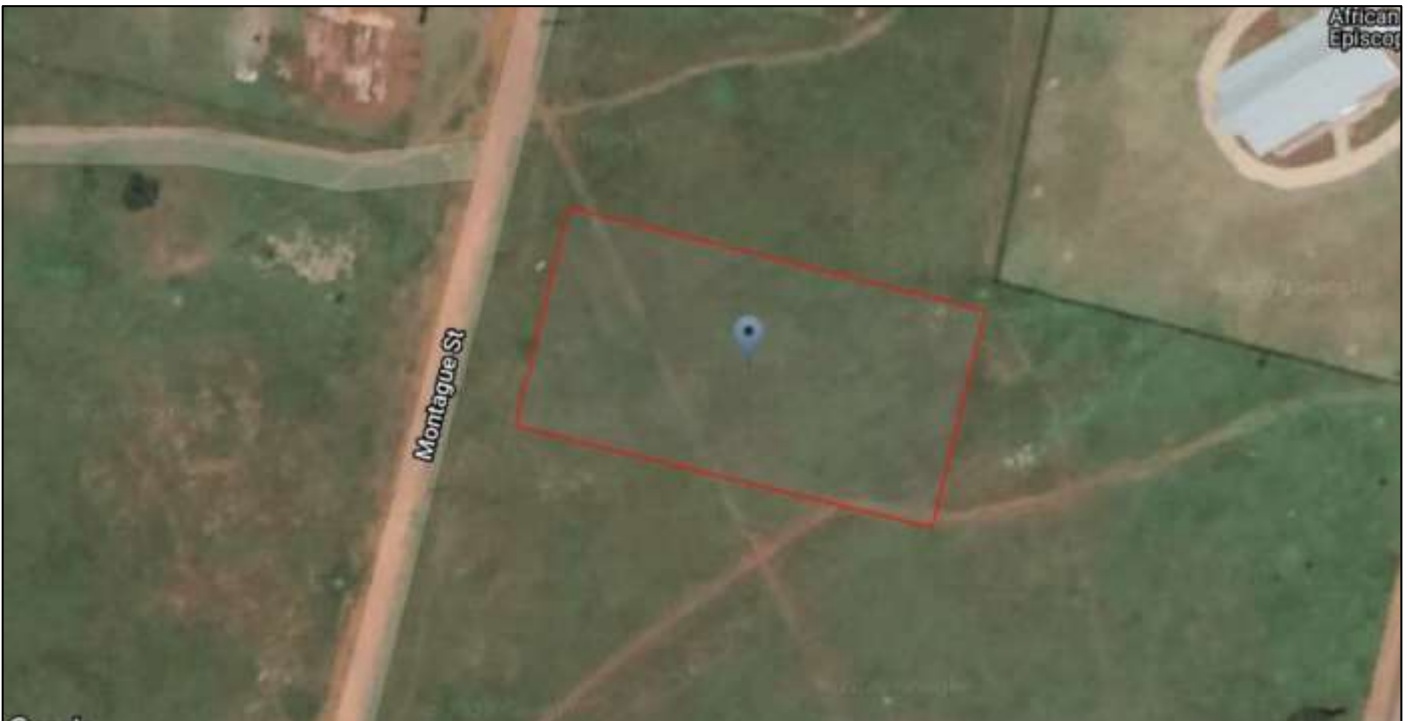
Property Type:	FREEHOLD	Legal Description:	Erf 407 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA
Province:	MPUMALANGA	Municipality:	Dipaleseng
Township:	BALFOUR	Erf #:	497
Portion #:	0	Street:	Montague STREET
Suburb:	BALFOUR	Last Sales Price:	R 686 667
Street #:	42	Coordinates (Lat/ Long):	Google Maps: -26.6528, 28.6022 Street View
Last Sales Date:	20080307	SG Code:	T01R0033000049700000
Land Size (Registered):	2855 m ²		
Land Size (Cadastral):	2809 m ²		
Estimate Size Under Roof:	Not Available		

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	520	0	2855
BALFOUR	408	0	2855
BALFOUR	542	0	2855
BALFOUR	541	0	2855
BALFOUR	431	0	2855

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200802482507	T14876/2008		Not Available



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Property Details				
Property Type:	FREEHOLD	Legal Description:	Erf 498 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA	
Province:	MPUMALANGA	Municipality:	Dipaleseng	
Township:	BALFOUR	Erf #:	498	
Portion #:	0	Street:	Oos STREET	
Suburb:	BALFOUR	Last Sales Price:	R 666 667	
Street #:	41	Coordinates (Lat/ Long):	Google Maps: -28.8530, 28.8029 Street View	
Last Sales Date:	20080307	SG Code:	T01R00330000049800000	
Land Size (Registered):	2855 m ²			
Land Size (Cadastral):	2922 m ²			
Estimate Size Under Roof:	Not Available			
Other properties on the same Title Deed:				
Township	Erf	Portion	Size	
BALFOUR	520	0	2855	
BALFOUR	542	0	2855	
BALFOUR	497	0	2855	
BALFOUR	541	0	2855	
BALFOUR	431	0	2855	
Owner Details				
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200602482507	T14876/2008		Not Available



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Property Details

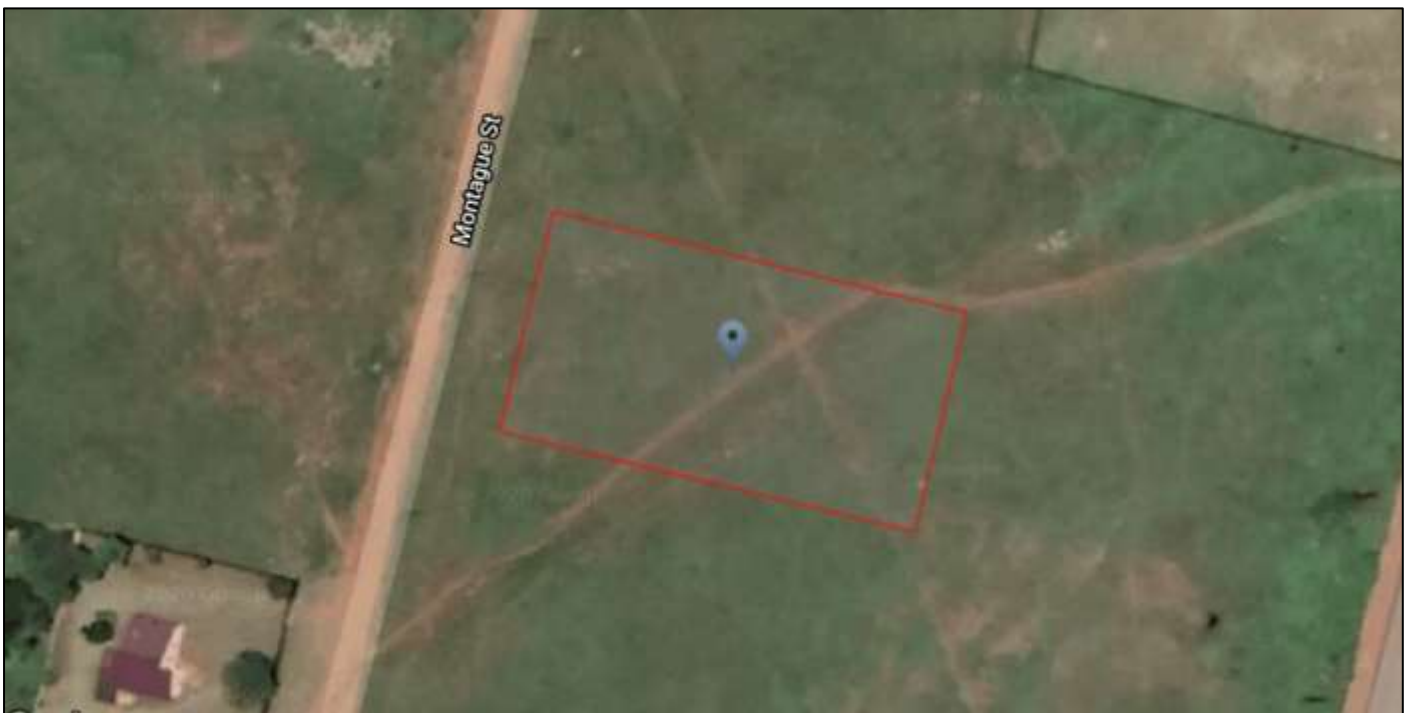
Property Type:	FREEHOLD	Legal Description:	Erf 519 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA
Province:	MPUMALANGA	Municipality:	Dipaleseng
Township:	BALFOUR	Erf #:	519
Portion #:	0	Street:	Montague STREET
Suburb:	BALFOUR	Last Sales Price:	R 666 667
Street #:	44	Coordinates (Lat/ Long):	Google Maps: -26.6532, 28.6021 Street View
Last Sales Date:	20080307	SG Code:	T01R00330000051900000
Land Size (Registered):	2855 m ²		
Land Size (Cadastral):	2846 m ²		
Estimate Size Under Roof:	Not Available		

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	520	0	2855
BALFOUR	498	0	2855
BALFOUR	542	0	2855
BALFOUR	497	0	2855
BALFOUR	541	0	2855

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200602482507	T14876/2008		Not Available



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Property Details

Property Type:	FREEHOLD	Legal Description:	ERF 520 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA	
Province:	MPUMALANGA	Municipality:	Dipaleseng	
Township:	BALFOUR	Erf #:	520	
Portion #:	0	Street:	Not Available	
Suburb:	BALFOUR	Last Sales Price:	R 666 667	
Street #:	Not Available	Coordinates (Lat/ Long):	Google Maps : -26.6533, 28.6028 Street View	
Last Sales Date:	20080307	SG Code:	TGIR00330000052000000	
Land Size (Registered):	2855 m ²			
Land Size (Cadastral):	2996 m ²			
Estimate Size Under Roof:	Not Available			

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	498	0	2855
BALFOUR	542	0	2855
BALFOUR	497	0	2855
BALFOUR	541	0	2855
BALFOUR	431	0	2855

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200802482507	T14876/2008		Not Available



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Property Details

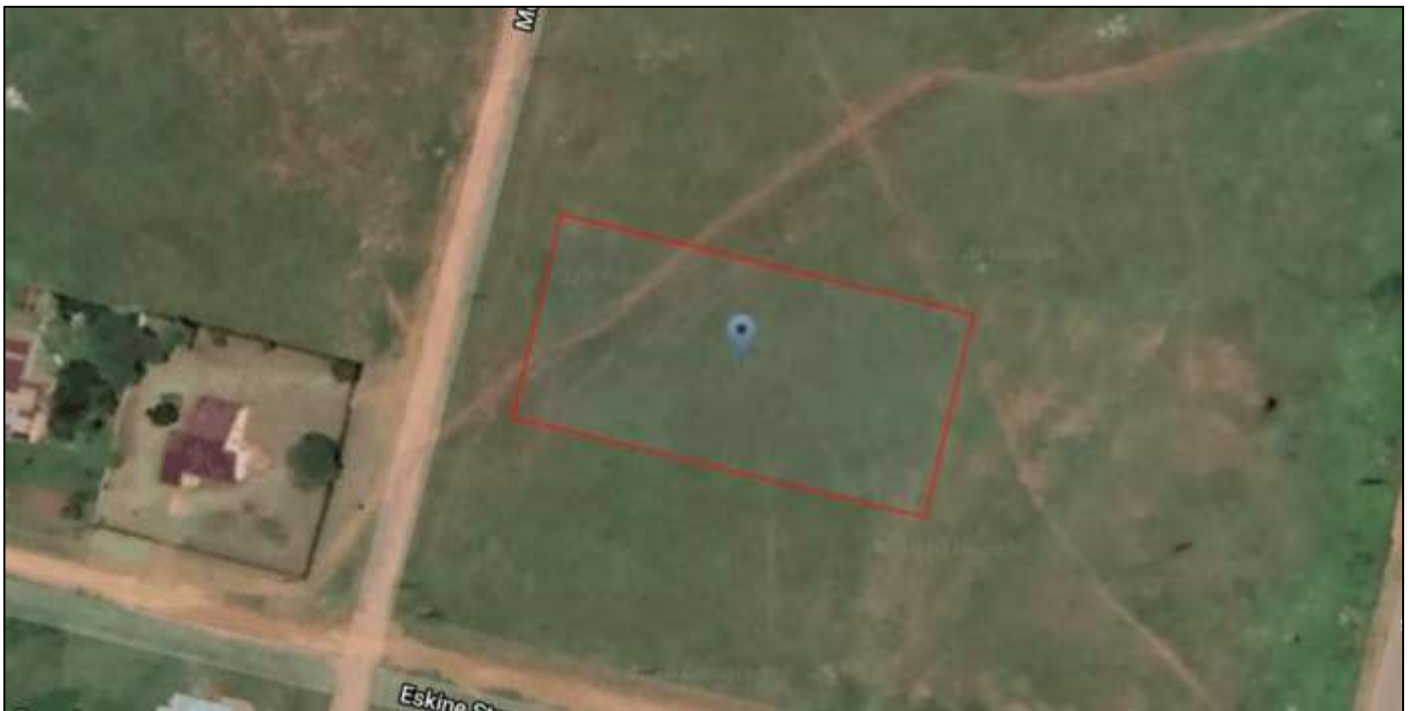
Property Type:	FREEHOLD	Legal Description:	Erf 541 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA
Province:	MPUMALANGA	Municipality:	Dipaleseng
Township:	BALFOUR	Erf #:	541
Portion #:	0	Street:	Montague STREET
Suburb:	BALFOUR	Last Sales Price:	R 666 667
Street #:	46	Coordinates (Lat/ Long):	Google Maps: -26.6535, 28.6020 Street View
Last Sales Date:	20080307	SG Code:	T01R00330000054100000
Land Size (Registered):	2855 m ²		
Land Size (Cadastral):	2549 m ²		
Estimate Size Under Roof:	Not Available		

Other properties on the same Title Deed:

Township	Erf	Portion	Size
BALFOUR	520	0	2855
BALFOUR	498	0	2855
BALFOUR	542	0	2855
BALFOUR	497	0	2855
BALFOUR	431	0	2855

Owner Details

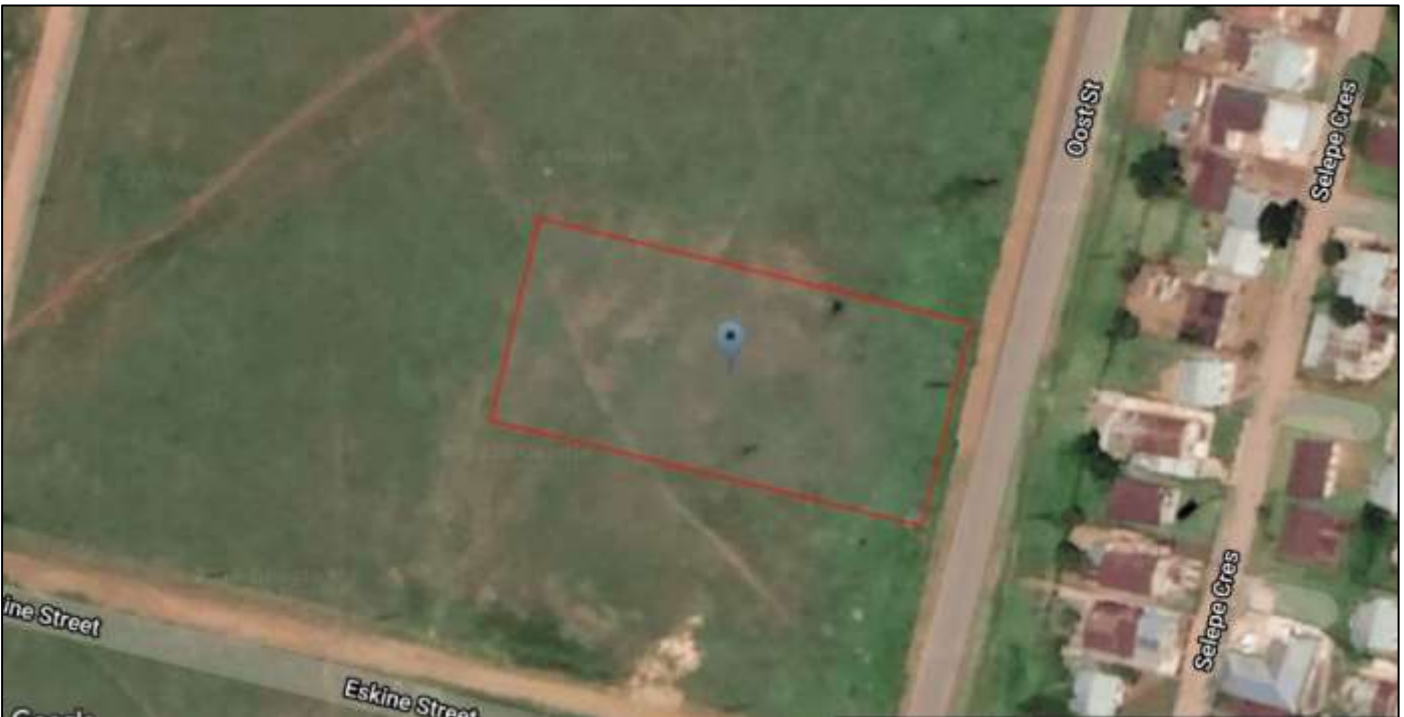
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESKO PROP. PTY LTD	200602482507	T14876/2008		Not Available



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Property Details				
Property Type:	FREEHOLD	Legal Description:	Erf 542 BALFOUR DIPALISENG LOCAL MUNICIPALITY	
Province:	MPUMALANGA	Municipality:	MPUMALANGA	
Township:	BALFOUR	Erf #:	Dipaleseng	
Portion #:	0		542	
Suburb:	BALFOUR	Street:	Not Available	
Street #:	Not Available			
Last Sales Date:	20080307	Last Sales Price:	R 686 867	
Land Size (Registered):	2855 m ²	Coordinates (Lat/ Long):	Google Maps: -26.6536, 28.6028 Street View	
Land Size (Cadastral):	2778 m ²	SG Code:	T01R00330000054200000	
Estimate Size Under Roof:	Not Available			
Other properties on the same Title Deed:				
Township	Erf	Portion	Size	
BALFOUR	520	0	2855	
BALFOUR	498	0	2855	
BALFOUR	497	0	2855	
BALFOUR	541	0	2855	
BALFOUR	431	0	2855	
Owner Details				
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200602482507	T14876/2008		Not Available



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Property Details				
Property Type:	FREEHOLD	Legal Description:	Erf 563 BALFOUR DIPALISENG LOCAL MUNICIPALITY MPUMALANGA	
Province:	MPUMALANGA	Municipality:	Dipaleseng	
Township:	BALFOUR	Erf #:	563	
Portion #:	0	Street:	Montague STREET	
Suburb:	BALFOUR	Last Sales Price:	R 696 667	
Street #:	48	Coordinates (Lat/ Long):	Google Maps: -26.6538, 28.6019 Street View	
Last Sales Date:	20080307	SG Code:	TD1R00330000056300000	
Land Size (Registered):	2855 m ²	Other properties on the same Title Deed:		
Land Size (Cadastral):	2892 m ²			
Estimate Size Under Roof:	Not Available			
Township	Erf	Portion	Size	
BALFOUR	520	0	2855	
BALFOUR	498	0	2855	
BALFOUR	542	0	2855	
BALFOUR	497	0	2855	
BALFOUR	541	0	2855	
Owner Details				
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
CRESCO PROP PTY LTD	200602482507	T14876/2008		Not Available



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LOCATION & ZONING

The abovementioned stands are zoned as **Residential**.

Municipality: Dipaleseng

RATES & TAXES

R 180.56 PER MONTH – PER ERF

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AUCTION TERMS & CONDITIONS

- **All bidders must register prior to the auction. The Refundable registration fee payable is R 20 000.00. The Trust Account details for the payment is as follows:**

Venditor | Standard Bank Hatfield
Account Nr: 3014 590 10
Branch: 051 001
Reference: Your name and surname

Please send proof of payment to monique@venditor.co.za.

- The property is sold **voetstoots**, “as is”.
- The **buyer** must pay a 10% Deposit + Buyers Commission + VAT payable on the fall of the hammer.
- The offer is subject to a **14 Day confirmation** period.
- The buyer will have **45 days** to deliver guarantees after written acceptance.
- The **seller** will be liable for any outstanding rates and taxes.
- The property is sold without any suspensive conditions.