



**BEKKER**  
**GROUP**  
AUCTIONS | PROPERTIES | VALUERS

**2 SEPT  
@ 13:00**



# **7 RIBBOK STREET, BETHAL, MPUMALANGA ON AUCTION**

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Live onsite auction with webcast facilities  
Tuesday, 2 September 2025 @ 13:00

066 247 1374  
[fred@bekkergroup.co.za](mailto:fred@bekkergroup.co.za)



## FAMILY HOME

This spacious three-bedroom, two-bathroom dorpshuis is a fantastic family home. Located in a neat neighbourhood, the property features a large garden and a valuable borehole, ensuring a reliable and independent water supply.

## LOCATION

- ± 3km to Bethal Mall
- ± 33km to Secunda
- ± 150km to Johannesburg
- ± 32km to Isibonelo Coal Mine
- ± 26km to Elders Coal Mine

## MUNICIPAL INFORMATION

- **Rates & Taxes:** ± R1,700 per month
- **Zoning:** Residential
- **Water Source:** Municipal & Borehole
- **Electricity:** Municipal (prepaid meter)

## TITLE DEED

### Erf 1414

- **Address:** 7 Ribbok Street, Bethal, Mpumalanga, 2309
- **Held By Deed Of Transfer:** T6508/2023
- **Erf Size:** 1,017m<sup>2</sup>

# PROPERTY DESCRIPTION



## Improvements:

- 3 Bedrooms (main is ensuite)
- Built-in cupboards
- 2.5 Bathrooms
- Kitchen
- Scullery
- Large separate laundry room
- Living room with aircon & built-in TV wall unit
- Dining room (currently used as 4<sup>th</sup> bedroom)
- Entrance hall
- Double garage
- 2 Outdoor parking
- Irrigation system
- 6 Solar panels
- Backup battery / inverter
- Large garden
- Paved braai area
- Borehole water
- Fibre internet
- Alarm system
- Security beams
- All blinds included
- Most curtains included



**1,017m<sup>2</sup>**



**± TBCm<sup>2</sup> under-roof**







# SUMMARY OF CONDITIONS OF SALE



## THE HIGHEST BIDDER / PURCHASER SHALL BE BOUND TO THE FOLLOWING CONDITIONS OF SALE:

- 10% Deposit payable into the auctioneer's trust account within 24 hours after the fall of the hammer.
- 10% + VAT buyer commission payable to the auctioneer within 24 hours after the fall of the hammer.
- Transfer duty payable on purchase price.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the Purchaser.
- The SELLER shall at his own cost obtain the COC's in respect of electrical and gas installations.
- The period for higher offers ends on Sunday, 7 September 2025 @ 17:00. The seller will accept/decline the highest offer by Tuesday, 9 September 2025 @ 17:00.
- The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 17:00 on Tuesday, 9 September 2025.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has affected the necessary enquiries with the local authority regarding compliance or noncompliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

## VIEWING:

- By appointment only.
- Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

## REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Online & Telephone Bidders (via request only): R7,000 refundable registration deposit & FICA documents.

**Please Note: The above information and conditions is subject to amendments up until the date of the auction.**

**Frederick Bekker**

**(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)**

# TRANSFER DUTY & COST TABLE



Transfer Costs 2024/25

| Purchase Price of<br>property | Transfer Fee | General<br>Disbursements | VAT       | Deeds office Fee | Transfer Duty | Total        |
|-------------------------------|--------------|--------------------------|-----------|------------------|---------------|--------------|
| 500 000.00                    | 13 910.00    | 3 500.00                 | 2 086.50  | 850.00           | 0.00          | 20 346.50    |
| 550 000.00                    | 15 795.00    | 3 500.00                 | 2 369.25  | 850.00           | 0.00          | 22 514.25    |
| 600 000.00                    | 15 795.00    | 3 500.00                 | 2 369.25  | 850.00           | 0.00          | 22 514.25    |
| 650 000.00                    | 17 680.00    | 3 500.00                 | 2 652.00  | 1 196.00         | 0.00          | 25 028.00    |
| 700 000.00                    | 17 680.00    | 3 500.00                 | 2 652.00  | 1 196.00         | 0.00          | 25 028.00    |
| 750 000.00                    | 19 565.00    | 3 500.00                 | 2 934.75  | 1 196.00         | 0.00          | 27 195.75    |
| 800 000.00                    | 19 565.00    | 3 500.00                 | 2 934.75  | 1 196.00         | 0.00          | 27 195.75    |
| 850 000.00                    | 21 450.00    | 3 500.00                 | 3 217.50  | 1 374.00         | 0.00          | 29 541.50    |
| 900 000.00                    | 21 450.00    | 3 500.00                 | 3 217.50  | 1 374.00         | 0.00          | 29 541.50    |
| 1 000 000.00                  | 23 335.00    | 3 500.00                 | 3 500.25  | 1 374.00         | 0.00          | 31 709.25    |
| 1 100 000.00                  | 25 220.00    | 3 500.00                 | 3 783.00  | 1 544.00         | 0.00          | 34 047.00    |
| 1 200 000.00                  | 25 220.00    | 3 500.00                 | 3 783.00  | 1 544.00         | 3 000.00      | 37 047.00    |
| 1 300 000.00                  | 27 105.00    | 3 500.00                 | 4 065.75  | 1 544.00         | 6 000.00      | 42 214.75    |
| 1 400 000.00                  | 27 105.00    | 3 500.00                 | 4 065.75  | 1 544.00         | 9 000.00      | 45 214.75    |
| 1 500 000.00                  | 28 990.00    | 3 500.00                 | 4 348.50  | 1 544.00         | 12 000.00     | 50 382.50    |
| 1 600 000.00                  | 28 990.00    | 3 500.00                 | 4 348.50  | 1 544.00         | 17 625.00     | 56 007.50    |
| 1 700 000.00                  | 30 875.00    | 3 500.00                 | 4 631.25  | 1 544.00         | 23 625.00     | 64 175.25    |
| 1 800 000.00                  | 30 875.00    | 3 500.00                 | 4 631.25  | 1 544.00         | 29 625.00     | 70 175.25    |
| 1 900 000.00                  | 32 760.00    | 3 500.00                 | 4 914.00  | 1 544.00         | 35 625.00     | 78 343.00    |
| 2 000 000.00                  | 32 760.00    | 3 500.00                 | 4 914.00  | 1 544.00         | 41 625.00     | 84 343.00    |
| 2 100 000.00                  | 34 645.00    | 3 500.00                 | 5 196.75  | 2 140.00         | 47 625.00     | 93 106.75    |
| 2 200 000.00                  | 34 625.00    | 3 500.00                 | 5 196.75  | 2 140.00         | 55 725.00     | 101 186.75   |
| 2 300 000.00                  | 36 530.00    | 3 500.00                 | 5 479.50  | 2 140.00         | 63 275.00     | 110 924.50   |
| 2 400 000.00                  | 36 530.00    | 3 500.00                 | 5 479.50  | 2 140.00         | 71 725.00     | 119 374.50   |
| 2 500 000.00                  | 38 415.00    | 3 500.00                 | 5 762.25  | 2 140.00         | 79 275.00     | 129 092.25   |
| 2 600 000.00                  | 38 415.00    | 3 500.00                 | 5 762.25  | 2 140.00         | 87 275.00     | 137 092.25   |
| 2 800 000.00                  | 40 300.00    | 3 500.00                 | 6 045.00  | 2 140.00         | 105 600.00    | 157 585.00   |
| 3 000 000.00                  | 42 185.00    | 3 500.00                 | 6 327.75  | 2 140.00         | 127 600.00    | 181 752.75   |
| 3 200 000.00                  | 44 070.00    | 3 500.00                 | 6 610.50  | 2 140.00         | 149 600.00    | 205 920.50   |
| 3 400 000.00                  | 45 955.00    | 3 500.00                 | 6 893.25  | 2 140.00         | 171 600.00    | 230 088.25   |
| 3 500 000.00                  | 47 840.00    | 3 500.00                 | 7 176.00  | 2 140.00         | 182 600.00    | 243 256.00   |
| 3 600 000.00                  | 47 840.00    | 3 500.00                 | 7 176.00  | 2 140.00         | 193 600.00    | 254 256.00   |
| 3 800 000.00                  | 49 725.00    | 3 500.00                 | 7 458.75  | 2 140.00         | 215 600.00    | 278 423.75   |
| 4 000 000.00                  | 510 610.00   | 3 500.00                 | 7 741.50  | 2 140.00         | 237 600.00    | 761 591.50   |
| 4 200 000.00                  | 53 495.00    | 3 500.00                 | 8 024.25  | 2 596.00         | 259 600.00    | 327 215.25   |
| 4 400 000.00                  | 55 380.00    | 3 500.00                 | 8 307.00  | 2 596.00         | 281 600.00    | 351 383.00   |
| 4 500 000.00                  | 57 265.00    | 3 500.00                 | 8 589.75  | 2 596.00         | 292 600.00    | 364 550.75   |
| 4 600 000.00                  | 57 265.00    | 3 500.00                 | 8 589.75  | 2 596.00         | 303 600.00    | 375 550.75   |
| 4 800 000.00                  | 59 150.00    | 3 500.00                 | 8 872.50  | 2 596.00         | 325 600.00    | 399 718.50   |
| 5 000 000.00                  | 61 035.00    | 3 500.00                 | 9 155.25  | 2 596.00         | 347 600.00    | 423 886.25   |
| 6 000 000.00                  | 65 785.00    | 3 500.00                 | 9 867.75  | 2 596.00         | 457 600.00    | 539 348.75   |
| 7 000 000.00                  | 70 535.00    | 3 500.00                 | 10 580.25 | 3 092.00         | 567 600.00    | 655 307.25   |
| 8 000 000.00                  | 75 285.00    | 3 500.00                 | 11 292.75 | 3 092.00         | 696 000.00    | 789 169.75   |
| 9 000 000.00                  | 80 035.00    | 3 500.00                 | 12 005.25 | 3 615.00         | 806 000.00    | 905 155.25   |
| 10 000 000.00                 | 84 785.00    | 3 500.00                 | 12 717.75 | 3 615.00         | 916 000.00    | 1 020 617.75 |