

**SECTIONAL TITLE, SS MARBERIUS, UNIT 6,
5 MARBERIUS AVENUE, GEORGE SOUTH**

ON AUCTION 

Live Onsite Auction
Thursday, 11 December 2025 @ 11:00

“FIXER-UPPER” APARTMENT READY FOR INVESTMENT

This ground-floor apartment in George South is situated in George CBD, within walking distance of schools and shops.

Whether you're a first-time buyer, a small family, or an investor, this apartment presents a fantastic opportunity to renovate and transform it into a comfortable, low-maintenance home in an established and central neighbourhood in George.

LOCATION

- ± 1.4km to Mediclinic George Hospital
- ± 1km George-Suid Primary
- ± 750m to closest shopping centre
- ± 700m to several restaurants and coffee shops

MUNICIPAL INFORMATION

- **Latest municipal account:** ± R1,300 per month
- **Levies:** ± R1,500 per month
- **Zoning:** Residential
- **Water Source:** Municipal
(total sectional title water usage divided between 14 units)
- **Electricity:** Municipal (prepaid meter)

TITLE DEED

Erf 5335 - Sect 6 of plan 142/1984, SS Marberius

- **Address:** Unit 6, 5 Marberius Avenue, George South, George, Western Cape, 6530
- **Held By Deed Of Transfer:** ST17735/2019
- **Unit Size:** 81m²

PROPERTY DESCRIPTION

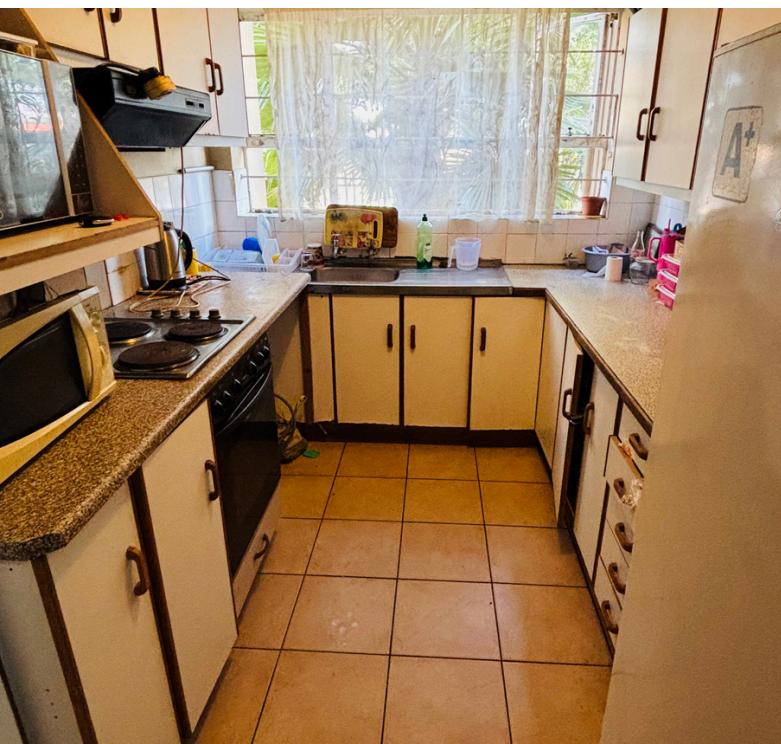


Improvements:

- Ground floor corner unit
- 2 Bedrooms
- 1 Bathroom (bath, toilet, basin)
- Kitchen
- Living room running out unto a deck in the communal garden
- 1 allocated parking
- Communal washing lines
- Good security
- Close quiet community - 14 units in total



81m² unit size



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.
- 7.5% + VAT buyer commission payable to the auctioneer within 24 hours after the fall of the hammer.
- Transfer duty payable on purchase price. No transfer duty payable up to R1.210 million.
- 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 Thursday, 18 December 2025 @ 17:00. The seller will accept/decline the highest offer by Monday, 22 December 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 Monday, 22 December 2025.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or of transfer.
- 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:

- Wednesdays, 3 & 10 December from 13:00 - 14:00
- Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- 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



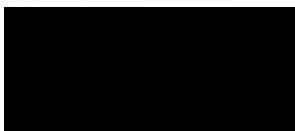
TRANSFER COSTS							BOND COSTS				
Purchase Price / Bond Amount	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Transfer Duty	Total	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Total
60 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
70 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
80 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
90 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
100 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
150 000	7 700	2 000	1 455	114	0	11 269	7 700	2 000	1 455	561	11 716
200 000	8 760	2 000	1 614	114	0	12 488	8 760	2 000	1 614	727	13 101
250 000	9 820	2 000	1 773	727	0	14 320	9 820	2 000	1 773	727	14 320
300 000	10 880	2 000	1 932	727	0	15 539	10 880	2 000	1 932	727	15 539
350 000	11 940	2 000	2 091	906	0	16 937	11 940	2 000	2 091	906	16 937
400 000	13 000	2 000	2 250	906	0	18 156	13 000	2 000	2 250	906	18 156
450 000	14 060	2 000	2 409	906	0	19 375	14 060	2 000	2 409	906	19 375
500 000	15 120	2 000	2 568	906	0	20 594	15 120	2 000	2 568	906	20 594
550 000	17 170	2 000	2 876	906	0	22 952	17 170	2 000	2 876	906	22 952
600 000	17 170	2 000	2 876	906	0	22 952	17 170	2 000	2 876	906	22 952
650 000	19 220	2 000	3 183	1 275	0	25 678	19 220	2 000	3 183	1 275	25 678
700 000	19 220	2 000	3 183	1 275	0	25 678	19 220	2 000	3 183	1 275	25 678
750 000	21 270	2 000	3 491	1 275	0	28 036	21 270	2 000	3 491	1 275	28 036
800 000	21 270	2 000	3 491	1 275	0	28 036	21 270	2 000	3 491	1 275	28 036
850 000	23 320	2 000	3 798	1 464	0	30 582	23 320	2 000	3 798	1 464	30 582
900 000	23 320	2 000	3 798	1 464	0	30 582	23 320	2 000	3 798	1 464	30 582
1 000 000	25 370	2 000	4 106	1 464	0	32 940	25 370	2 000	4 106	1 464	32 940
1 100 000	27 420	2 000	4 413	1 646	0	35 479	27 420	2 000	4 413	1 646	35 479
1 210 000	29 470	2 000	4 721	1 646	0	37 837	29 470	2 000	4 721	1 646	37 837
1 300 000	29 470	2 000	4 721	1 646	2 700	40 537	29 470	2 000	4 721	1 646	37 837
1 400 000	29 470	2 000	4 721	1 646	5 700	43 537	29 470	2 000	4 721	1 646	37 837
1 500 000	31 520	2 000	5 028	1 646	8 700	48 894	31 520	2 000	5 028	1 646	40 194
1 600 000	31 520	2 000	5 028	1 646	11 700	51 894	31 520	2 000	5 028	1 646	40 194
1 663 800	33 570	2 000	5 336	1 646	13 614	56 166	33 570	2 000	5 336	1 646	42 552
1 800 000	33 570	2 000	5 336	1 646	21 786	64 338	33 570	2 000	5 336	1 646	42 552
1 900 000	35 620	2 000	5 643	1 646	27 786	72 695	35 620	2 000	5 643	1 646	44 909
2 000 000	35 620	2 000	5 643	1 646	33 786	78 695	35 620	2 000	5 643	1 646	44 909
2 100 000	37 670	2 000	5 951	2 281	39 786	87 688	37 670	2 000	5 951	2 281	47 902
2 200 000	37 670	2 000	5 951	2 281	45 786	93 688	37 670	2 000	5 951	2 281	47 902
2 329 300	39 720	2 000	6 258	2 281	53 544	103 803	39 720	2 000	6 258	2 281	50 259
2 400 000	39 720	2 000	6 258	2 281	59 200	109 459	39 720	2 000	6 258	2 281	50 259
2 500 000	41 770	2 000	6 566	2 281	67 200	119 817	41 770	2 000	6 566	2 281	52 617
2 550 000	41 770	2 000	6 566	2 281	71 200	123 817	41 770	2 000	6 566	2 281	52 617
2 600 000	41 770	2 000	6 566	2 281	75 200	127 817	41 770	2 000	6 566	2 281	52 617
2 700 000	43 820	2 000	6 873	2 281	83 200	138 174	43 820	2 000	6 873	2 281	54 974
2 800 000	43 820	2 000	6 873	2 281	91 200	146 174	43 820	2 000	6 873	2 281	54 974
2 900 000	45 870	2 000	7 181	2 281	99 200	156 532	45 870	2 000	7 181	2 281	57 332
2 994 800	45 870	2 000	7 181	2 281	106 784	164 116	45 870	2 000	7 181	2 281	57 332
3 100 000	47 920	2 000	7 488	2 281	118 356	178 045	47 920	2 000	7 488	2 281	59 689
3 200 000	47 920	2 000	7 488	2 281	129 356	189 045	47 920	2 000	7 488	2 281	59 689
3 300 000	49 970	2 000	7 796	2 281	140 356	202 403	49 970	2 000	7 796	2 281	62 047
3 400 000	49 970	2 000	7 796	2 281	151 356	213 403	49 970	2 000	7 796	2 281	62 047
3 500 000	52 020	2 000	8 103	2 281	162 356	226 760	52 020	2 000	8 103	2 281	64 404
3 600 000	52 020	2 000	8 103	2 281	173 356	237 760	52 020	2 000	8 103	2 281	64 404
3 700 000	54 070	2 000	8 411	2 281	184 356	251 118	54 070	2 000	8 411	2 281	66 762
3 800 000	54 070	2 000	8 411	2 281	195 356	262 118	54 070	2 000	8 411	2 281	66 762
3 900 000	56 120	2 000	8 718	2 281	206 356	275 475	56 120	2 000	8 718	2 281	69 119
4 000 000	56 120	2 000	8 718	2 281	217 356	286 475	56 120	2 000	8 718	2 281	69 119
4 100 000	58 170	2 000	9 026	2 767	228 356	300 319	58 170	2 000	9 026	2 767	71 963
4 200 000	58 170	2 000	9 026	2 767	239 356	311 319	58 170	2 000	9 026	2 767	71 963
4 300 000	60 220	2 000	9 333	2 767	250 356	324 676	60 220	2 000	9 333	2 767	74 320
4 400 000	60 220	2 000	9 333	2 767	261 356	335 676	60 220	2 000	9 333	2 767	74 320
4 500 000	62 270	2 000	9 641	2 767	272 356	349 034	62 270	2 000	9 641	2 767	76 678
4 600 000	62 270	2 000	9 641	2 767	283 356	360 034	62 270	2 000	9 641	2 767	76 678

MUNICIPALITY ACCOUNT



VAT No. 4630193664
 P.O.BOX 19, GEORGE, 6530
 (044) 801-9111 086 589 6402
 EMAIL: accounts@george.gov.za

EMAIL
 GRG 1002406997



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GEORGE MUNICIPALITY Tax invoice

STATEMENT DATE	23/10/2025
TAX INVOICE NO.	12440603
ACCOUNT NO.	GRG 1002406997
RECEIPTS POSTED TILL	22/10/2025
GUARANTEE / DEPOSIT	
SUBURB	16 5335 ST006
VALUATION	810000
SITE ADDRESS:	MEADE STREET
DEBTS DUE BY TENANTS	0.00
CLIENT VAT NO.	

SERVICE	OPENING BALANCE	RECEIPTS	CHARGE	INTEREST	ADJUSTMENTS	VAT	CLOSING BALANCE
	569.64	-569.64	495.34	0.00	0.00	74.30	569.64
	381.14	-381.14	331.43	0.00	0.00	49.71	381.14
	316.01	-316.01	316.01	0.00	0.00	0.00	316.01
TOTAL	1,266.79	-1,266.79	1,142.78	0.00	0.00	124.01	1,266.79

TOTAL VAT	ARREAR/ADVANCE	CURRENT	PAYMENT DATE		AMOUNT DUE	
R124.01	R0.00	R1,266.79	17/11/2025		R1266.79	
	FUTURE	CURRENT	30 DAYS	60 DAYS	90 DAYS	90 DAYS +
MONTHLY	0.00	1266.79	0.00	0.00	0.00	0.00
ANNUAL	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	1266.79	0.00	0.00	0.00	0.00

Elec Prepaid Basic	Domestic	04141813040	60	495.34	569.64	74.30

Log & report faults, pay municipal bills, submit self-meter readings and more with the My Smart City App. Become a part of the Improvement Movement with George and My Smart City. Improve your city. Be part of the change. Download the app now!

PAYMENT DETAILS

BOXER

Pick n Pay

SPAR

ACKERMANS

SHOPRITE

Checkers

U Save

PEP

game

FNB

BRANCH CODE: 210554

ACCOUNT NUMBER: 62869623150

9153 0000 0100 2406 9977

