



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

APRIL 2016

Talk to most property investors and they will reel out facts about how property is the sure thing, an investment that will keep growing in value exponentially. One commonly quoted "fact" is that Australian property doubles in value every 10 years. In recent years, this subject has generated much comment and some are questioning the validity of this commonly held belief.

RPData has recently published a report claiming that over the decade to January 2006 home values doubled across each capital city however in the 10 years since the picture is not as rosy. It is important to understand clear that the performance of individual cities is vastly different from combined city home values which are heavily influenced by Melbourne and Sydney. Take Adelaide for example where home values have recorded a cumulative change of only 41.7% from January 2006-January 2016.

To sum up in the words of the Senior Research Analyst at RPData "while there was a time when home values doubled over a 10 year period the data suggests that the days of such

rapid value rises are behind us. If we look at value growth over the five years to January 2016, it looks unlikely that by the time January 2021 rolls around that home values would have doubled over the decade in any of the capital cities."

Source: <http://corelogic.com.au> accessed 24/03/2016

TESTIMONIALS

"...because of your great screening of tenants rarely (have I had) have any issues so very little extra involvement"

H Sodomka, March 2016

Agency Update

March has seen us operating residential rentals in new suburbs including Prospect, Northgate, Craigmore and Elizabeth North. Interestingly every single one of these new businesses have been from investors who have had prior contact with us but not as Landlords or clients! A great testimony to our ability to relate to people outside of the work we do.

Fast Facts

The legal concept of the "Strata Title" was introduced in Australia just over 50 years ago. In the USA the term used is "Condominium". Strata is the plural of Stratum, a layered geological formation. "Strata Title" describes the subdivision of land, airspace and buildings resulting in separately titled property and shared common property and facilities. Do you have any interesting experiences dealing with Strata and Owner's Corporations? Share them on our [Facebook page](#)

Source: www.money.com, September 2015 P.58

CAN WE HELP YOU?

Did you know that your investment property is assessed by potential buyers/tenants even before they view it? Professional photographs are a must today and they make all the difference! We can arrange a photoshoot for your property. CALL US NOW ON 8266 0888.

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