



**GLENNDIAS**  
REAL ESTATE

## Monthly Newsletter

APRIL 2017

### REAL ESTATE NEWS

Let's face it, investing in Real Estate can sometimes feel like you are about to leap off a cliff. You feel a rush of excitement, you see great prospects on the horizon but at the same time you feel nervous and a bit uncertain. Sounds familiar? It definitely does to me!

Real Estate news is littered with reports of lost dreams and failed investments and this can discourage new investors. The question everyone asks us is:

How do we find suburbs to buy in, characterised by "low risk"?

Researchers claim that such suburbs are typically areas that are popular to live in. Rents here are typically higher and capital values grow consistently over time.

A recent article listed the top 10 suburbs nationwide in this metric. Focusing on SA, we have provided a list of the suburb ranking in the Fast Facts column to the right. Results provided by Corelogic.

Delving into details, it is apparent that when comparing rents to median prices, yields are very attractive for SA investors. Indeed, SA offers a low entry point and higher comparative rents in certain rental ranges.

Call us to discuss this and other Real Estate news in more detail, we would love to hear from you!

### Agency Update

Since the start of the year we have had new property managements literally walking in the door. New suburbs in our beat include Hope Valley, Holden Hill, Northfield and Payneham South.

While word of mouth referrals still make up a large portion of new clients this year, many have moved to us from another Agency.

### FOR SALE

93 Warren Avenue, Blair Athol



For details or to view please call 8266 0888

In talking to a long-term client following a successful referral I was informed that the suggestion to use our services was simple and it went along the lines of "you just cannot do everything yourself so why not go to the Real Estate experts? Don't do anything without speaking to Glenn Dias Real Estate."

So if you like what we do, or if you have benefitted from our services let us know, and don't forget to pass on the message.

### Fast Facts

Top 10 suburbs for lowest risk in South Australia:

- Glenside (69)
- Goodwood (68)
- Glenunga (67)
- Clarence Gardens (66)
- Clarence Park (65)
- Hendon (61)
- Cumberland Park (61)
- Sefton Park (59)
- Lockleys (59)
- Oakden (58)

No prizes if you rightly guessed that the majority are in the East/South East of the CBD:

Source: Australian Property Investor Magazine June 2016 P.60

### CAN WE HELP YOU?

Where do you sit on your investment journey? Do you have any plans and ambitions for your investments?

Why not engage with us on this?

To book in a time call 82660888 or email [rentals@glenndias.com](mailto:rentals@glenndias.com).

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