



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

AUGUST 2015

The jury is out on the subject of foreign investor activity in the Australian property sector. The most recent survey report from Alan Oster, Chief Economist at National Australia Bank has for the first time presented foreign buyers as a separate entity in the apartment and housing markets.

Activity is stated to be highest in New South Wales and Victoria and "negligible" in other states. In the report it is estimated that "foreign buyers accounted for 16.1% of apartment sales and 11.5% of house sales in Q2."

This scenario does present a dilemma as on one hand it pushes up the prices, mainly of new residential property which is approved for purchase by foreign buyers, while on the other hand it provides jobs which help re-balance the economy after the decline in mining activity.

How this plays out remains to be seen. It is a hotly discussed topic and one that we certainly will hear a lot more about.

[NAB Quarterly Australian Residential Property Survey Q2 2015](#)

Agency Update

Ten days into the new financial year our team held a brain storming session. One of the ideas we came up with to periodically update our clients on what we do for them. The fruit of this is the "Property Management Services Guide". A copy of this handy document is attached. It lists our services and also gives you an idea of how we go about managing your rental property. We encourage you to read it and contact us if you have any questions.

In the next few month we are opening our doors to you. Some of you have been our clients for a long time and we would love to have a chat with you about your recent real estate investment goals and your experiences in dealing with us. In the bargain we aim to know our clients better.

TESTIMONIALS

"AS YOU KNOW I'M VERY HAPPY WITH THE LEVEL OF SERVICE YOU HAVE CONTINUED TO PROVIDE US." M THOMAS July 2015

Fast Facts

Located 5km north of Adelaide, Prospect has been quietly gaining ground, even outpacing Adelaide's performance during the past two years.

According to onthefhouse.com.au, median house values in Prospect climbed by a total of 9.7% since 2013, compared to Adelaide metro's 7% growth.

[Click LINK for the full article](#)

CAN WE HELP YOU?

Need hand with your search for the ideal investment property or a future home?

Give us a call on 08 8266 0888 and we will explain how our Buyer's Agent service can help you.

IMPORTANT: This newsletter is issued by Glenn Dias Real Estate to their clients for their private information and the contents are of a general nature only. Nothing herein above should be taken as advice per se and clients should not act solely on the basis of the material contained in this newsletter. Whilst every effort is made to ensure that the contents are accurate we take no responsibility for any errors or omissions and any subsequent action that may arise from the use of this newsletter.

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