



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

DECEMBER 2016

We are all aware that Real Estate in Sydney and Melbourne is now more expensive than anywhere else in the country. What we don't know is whether this situation will affect Inbound and Interstate migration. Though both states exhibit strong job markets and broader economic conditions, the substantial cost of housing in Sydney may make it a less desirable location for people to migrate to.

According to Corelogic³, demographic data shows a greater number of overseas migrants choosing to move to NSW rather than Victoria. Meanwhile, Interstate migration into Victoria is at a record high while the outflow from NSW, though historically low, has started to pick-up.

One expects that housing costs will be one of the key drivers of a change in migration patterns. While cheaper housing can be found in Adelaide for example, housing affordability is not an adequate incentive for people to move. This highlights the importance of a strong economy with decent employment prospects. Put simply, people need an income to pay rent or their mortgage.

³ Corelogic/RPdata accessed 25/10/2016

FOR SALE

[For Sale: 323/29 Colley Tce, Glenelg](#)



Click on the link above for details or call 8266 0888.

Agency Update

In life and at work some Agents run the risk of getting bogged down in the "now". In the "busyness" of our daily workload at Glenn Dias Real Estate, we keep sight of the need to invest in relationships. Whether it is building a relationship with team members, clients, suppliers or providers, this is the most important facet of our business and we do this by being available, attentive, understanding and always efficient. Have a burning question, call us now.

For us, Real Estate is all about building mutually beneficial relationships and we know that when we build rapport, the rest falls into place very easily.

Fast Facts

According to a paper titled Rethink Success, released by National Australia Bank, people measure success based on:

- How happy they are - 57%
- Having strong family relationships - 40%
- Feeling fit and healthy - 38%
- Being a good person - 37%

Interestingly wealth & riches are not a top priority.

Source: Daily Telegraph 23 October 2016 P.39

CAN WE HELP YOU?

Have you held your home or investment property for years? Would you like an opinion on its current value? Or how about a comparison with other similar properties on the market or sold? Call us now for details. At a nominal cost we can generate you valuable reports to keep you informed. Knowledge is power. For information call us on **8266 0888**

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. Please email "Unsubscribe" if you do not wish to receive the newsletter.

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