



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

FEBRUARY 2016

SA's inner north suburbs are among the state's top real estate performers in 2015. Prospect had the greatest total value of sales at \$121 million with a median value of \$565,000 (Source RPDData Annual Best of the Best Report 2016). This once overlooked suburb of classic, double-brick bungalows nestled in tree lined streets is now on every property hunter's list. We believe that the surrounding suburbs of Sefton Park, Blair Athol, Kilburn, Clearview and Enfield will also go up in value.

Further north-east, Holden Hill is described as a "sleeping giant" while Windsor gardens ranks in Australia's top 100 suburbs for Growth and profit (Source:Your Investment Property Annual Suburbs Guide).

Reading news such as the above does have the potential of causing "emotional contagion". Social scientists use this term to describe the tendency of large numbers of people to copy actions of others automatically and without reflection. As with all investment decisions, do your research and

go in with your eyes open. If you need an expert opinion, we are just a phone call away.

TESTIMONIALS

"Thank you so much Glenn, can't believe it's been 2 1/2 years! Time flies!! Both you & Vera have done an excellent job, if not I wouldn't have reached this far. I am sure there will be many more years of success in managing the rentals for me!!"

JL Lim, March 2015.

Agency Update

We are proud to say that our Agency is progressively making in-roads into management of smaller commercial properties and we are presently advertising high street rentals in Klemzig and Goodwood.

For a free rental assessment of your commercial asset or one you may be considering for purchase, call Glenn anytime.

Fast Facts

Property is expected to grow at a slower rate than in the past. The 5-year forecasted median house price growth is 5% per annum. Experts now say property is not all about "location, location, location". Investors and home buyers should also consider *the context*. This means how wide is the street, what are the neighbouring houses like and what facilities and services does the suburb offer? In short, first check out the suburb, then the street, then the block and finally the actual house itself.

Sources: API Magazine August 2015 P.17. and www.realestate.com.au/blog/what-lies-ahead-for-housing-prices-in-2020

CAN WE HELP YOU?

Considered setting up an annual maintenance plan? Typically this covers checking gutters, air conditioner servicing, mending any broken or leaking fixtures and generally inspecting and repairing any aspects of the property that could present problems. **PLAY SAFE AND STAY ONE STEP AHEAD.** For details call us at the office on 8266 0888.

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