



**GLENNDIAS**  
REAL ESTATE

# Monthly Newsletter

REAL ESTATE NEWS

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As an industry expert I spend a lot of time reading up Australia's leading and lesser known commentators on investment and property. This helps me get a grasp on what is a vast and wide ranging topic of interest. Quite often I find that "authoritative" articles, newsletters and blogs end up confusing me. The information being put can be contradictory and I am often left with questions such as "is the market hot or cold", "is that a good thing or not", "are interest rates going to stay the same or not", the list is endless.

A while ago I read an article<sup>1</sup> in which a former Australian Prime Minister was quoted as saying "A lot of these people giving advice don't get out of bed in the morning without first seeing what everyone else is thinking, before deciding what they will do". The point being made is that more than ever, in this age of information overload, we must make sure that we keep learning and pushing boundaries so that we can become our own counsel. By all means keep in touch with the media, use the information to guide your decisions, but never let it influence you!

It is human to want to succeed and to want to be looked up in the eyes of others. As a result

it is often the fear of failure that prompts us to look to sure solutions and remedies. If sometimes the financial path you selected proves to be not a success, don't fear. As someone once famously said "If you get it right 60% of the time, son, you will own the World". <sup>2</sup> Rob Balanda in API Magazine March 2016 P.80

## HAPPY NEW YEAR!



Wishing our clients all the best for 2017. From the team at Glenn Dias Real Estate & Goh Financial Advisers.

## Agency Update

One interesting new facet of managing tenancies is the risk to Landlords from the tenant leasing out the rental property as a Holiday or Short-term rental. With the rapid uptake of sites such as AirBNB, we read that tenants in high density cities

are renting out rooms and sometimes even the whole property on nightly rates. Our tenancy agreements tackle this head on and new tenants are advised that such activities would be in breach of their Agreement.

## Fast Facts

Colonel Light Gardens, situated 7km south of Adelaide, a 15 minute drive, is in the spotlight with property investors.

This suburb with its post-war bungalows and tree-lined streets has a very low vacancy rate of 0.5% and the house market recorded almost 10% growth over the past 12 months. Take a drive down there and check it out.

Source: [Your Investment Property Magazine accessed 05/11/2016](#)

## CAN WE HELP YOU?

Have you heard of a "Comparative Sales Report?" This report can show the hidden equity in your home or help benchmark a property for sale or purchase. With access to data covering 98% of the market, going back more than 39 years you have the most accurate and reliable information a nominal cost. For more information call **8266 0888**

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