



REAL ESTATE NEWS

JUNE 2015

Marcus Padley commented in Money Magazine (October 2014) on the importance of following your own instinct in investing.

"I long ago shrugged off the set-and-forget mentality. I am over taking notice of what other people think I should be doing. I long ago developed faith in my own decisions and an ability to live with my mistakes. I do what is best for me, just as you should always do what is best for you. The 'right thing to do' will only ever be judged after the fact. You don't have that luxury. All you have to guide you is what feels right. So stop listening to everyone else and make your own decisions."

From a Realestate.com report in April 1. Auctions aren't going anywhere and the frequency or popularity of auctions remain unchanged. Vendors still like them far more than buyers do. Despite 45% of recent vendors planning to sell at auction, only 9% of buyers actually bought at auction. Consistent with 2013 figures, 16% of vendors sold prior to auction and 13% after their property was passed in.

2. For buyers, it's a little more about wealth creation. Consistent with 2013, the two key

triggers to buying were a change in life-stage (prompting 29% of buyers into the decision making process, down -3%), a desire create wealth (at 19%, up +2%), indicating that on the whole, buyers continue to see real estate as a safe, and lucrative, investment.

3. There's a consistent influx of investment properties being put on the rental market. Reading between the lines, there was noticeable activity amongst investors with over a third of all landlords putting properties on the market (38%) had owned their properties less than two years. Again, this trend was consistent with 2013. A further 31% had owned their properties for three to five years, with the remaining 31% having owned their properties for more than five years.

Agency Update

It is well known that we provide good, old fashioned personal service, supported by the latest technology and systems. This gives you the best of both worlds.

Our goal is to maximise your returns therefore we don't just collect rent but also work hard to protect your asset.

We carry out thorough and regular inspections which detail the condition of your investment property. Reports are professional looking and are generated using RPIinspect on our Ipad.

Our property management team provides the highest level of service and support to home owners and tenants. Your property will receive personal attention from our hand-picked, experienced team with a single point of contact to eliminate the usual run around most landlords experience.

Fast Facts

SA's top 3 fastest growing suburbs for homes are Gulfview Heights (+33%), West Lakes (30%), Parkside (+16%) and for Units it is Glenelg North (+19%), Adelaide (+8%) and Glenelg (+5%).
Source: Australian Property Monitors

CAN WE HELP YOU?

How would you fare if your investment property income was interrupted due to an insurable event? Sufficient Landlord and Home Insurance goes a long way towards helping meet your needs. Already have a policy?...It might be worth checking whether you are getting the best value for money. Call us today to find out 8266 0888

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