



GLENNDIAS
REAL ESTATE

Monthly Newsletter

OCTOBER 2018

REAL ESTATE NEWS

In this edition of our Newsletter we replace our normal editorial-style format with a snapshot of property performance in Adelaide's hotspots. Firstly, with regards to Units, we have:

- North Adelaide up 11.6% since last year.
- Woodville West has grown 30.8% since 2017.
- Newport up 19.6 per cent over the past year.
- Largs Bay grew 21.4 per cent.
- Kidman Park up 18.6% since 2017.

Areas where houses have performed well:

- Osborne up 11.1%.
- Wingfield has jumped 30.1% from 12 months ago.
- Semaphore South is up 10.8% since last year.
- West Beach up 13.3%.
- Fulham grew 13.3% over the past 12 months.

An increasing number of interstate investors are turning to South Australia for a more stable and yield based offering. We believe that this influx of investment dollars will help drive the Adelaide property market in the months ahead. Watch this space. [Source: realestateview.com.au](http://realestateview.com.au)

Agency Update

When asked whether the Royal Commission into Financial Services is affecting Real Estate, all signs point to the affirmative. Banks are now looking much more closely at the capacity to pay, meaning that many potential borrowers are unable to secure finance, while others are waiting

FOR RENT



Coming soon: fully furnished 2 bedroom Apartment at 96 North Terrace, Adelaide.

longer for their loan approvals. Previously most Australian banks relied on the Household Expenditure Measure to estimate annual living expenses, now they look closely at income, living expenses and the ability to service loans. With fewer buyers in the market place and many looking at lower price points, it all points to a decrease in demand and consequently softer property prices. www.propertyupdate.com.au

Fast Facts

Most investors holding property in a Self-Managed Super Fund (SMSF) are aware that

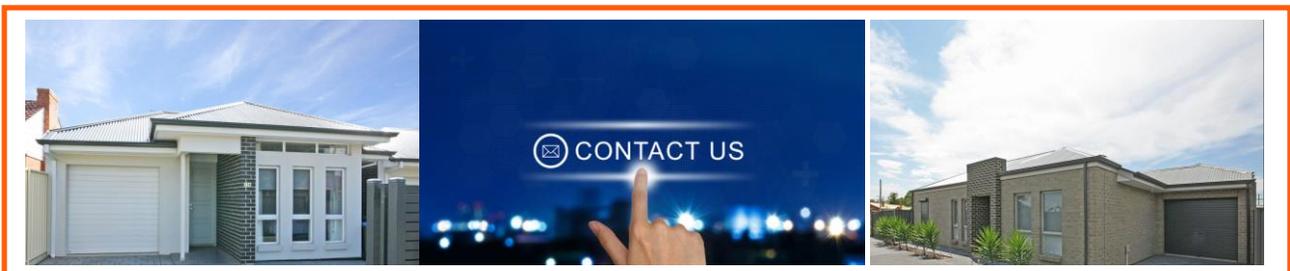
annual audits of the fund are mandatory. There remains some confusion about how often and in what circumstances, where the SMSF that has property as part of the investment strategy, the audit needs to include a property valuation. According to an industry source, Superannuation auditors will usually recommend an external, independent valuation of any property assets in an SMSF every three years. In most instances, for the two years in between, Valuers will conduct an AMA (Analysed Market Assessment) to determine the property's value.

When did you last review your SMSF Assets? Our clients may avail of a complimentary initial consultation with Goh Financial Advisers who are based at our offices.

[Click here](#) to register your interest.

CAN WE HELP YOU?

We are delighted to inform our clients that we have secured a preferential rate for property valuations. Rates start from \$400+GST for properties valued under \$1 million. To avail of this offer or for more information [Click here](#) alternately call 8266 0888.



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