



Steve & Tamara Radi
0411 755 788

Bedford – Inglewood Snapshot July 2010 to September 2010

There is no doubt the number of properties on the market at any one time will have an effect on prices as real estate is governed by supply and demand.

There are always buyers looking for property but it is imperative the number of properties currently for sale in your area has to be seriously considered when setting an asking price.

It needs to be remembered that every other property on the market is your competition should you decide to sell. Well priced and presented property will always find a willing buyer and with the "Summer Selling Season" now upon us it would be an ideal time to start making your plans.

We hope you find this edition of our report useful and informative, and we welcome any questions you may have regarding the real estate market.

Steve and Tamara Radi



909a Beaufort St, Inglewood
Opposite IGA Inglewood
Office (08) 9275 2945

Bedford Snapshot

Jul to Sep 2010 Results

Sold 21 - For Sale (approx today) - 24

Streets with Most Sales in Bedford -

Edward St 4

Drummond St & Lawrence St both with 3 each

Average days on market 52

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	5	\$725,000	\$490,000
	3	7	\$750,000	\$510,000
	4	1	\$495,000	
Group Housing		7	\$625,000	\$335,000

Source REIWA. Figures correct at time of printing 1st Oct 2010.

Inglewood Snapshot

Jul to Sep 2010 Results

Sold 24 - For Sale (approx today) - 46

Streets with Most Sales in Inglewood -

Sixth Ave 4, Central Ave, Eighth Ave &

Wood St all with 3 each

Average days on market 41

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	3	\$800,000	\$610,000
	3	5	\$900,000	\$665,000
	4	2	\$820,000	\$655,000
Group Housing		3	\$845,000	\$550,000
Apartments		11	\$500,000	\$275,000

RADI REPORT

THE CHOICE IS OBVIOUS

Days on Market (average)

Radi Estates 18

Other Agencies 60

Average Sale Price

Radi Estates 0.6% OVER the asking price

Others Agencies 3% UNDER the

asking price

CALL TO FIND OUT HOW

RECENTLY SOLD

(July - September 2010)

4/155 Eighth Avenue, Inglewood

239 Eighth Avenue, Inglewood

239A Eighth Avenue, Inglewood

148 Central Avenue, Inglewood

168 Shaftesbury Avenue, Bedford

157A Lawrence Street, Bedford

36 Drummond Street, Bedford

33A Drummond Street, Bedford

119 Edward Street, Bedford

41 Harold Street, Dianella



Register to receive this Snapshot by

Emailing: info@radiestates.com - Add us to your safe list.

Should you not wish to receive further Radi Reports please phone 9275 2945

Who is Tamara Radi?

1. My Story so far? My Real Estate Career started over 10 years ago working at the front desk of a large well known franchise organisation. In my first year, I received the award for the Top Receptionist for that Franchise Group for Western Australia. I then completed my Sales Registration and Diploma in Business Management for Real Estate whilst working Full Time as a Property Manager with a boutique Inner City Estate Agency. I progressed into Sales with this company and into the role of Sales Manager for the Sales Department. In 2006, I realised my goal to open my own company, RADI Estates, specialising in Residential Sales and Property Management. With 4 years passed we have been able to establish a successful niche agency where service and results have been paramount to our clients success. Personally, in 2009, I had my first child, a little boy, who is an absolute inspiration to me.



2. How I present myself to the world? Hard working, family comes first, my friends are like family. As a Business owner and mother I understand the importance of work-life balance and having passion for what you do. I value cooperation and collaboration. I place a high importance on open communication and listening.

3. What I am optimistic about? My children, my family, our future

4. Who are My Mentors? Definitely my parents and my husband!

5. What is my Motto? A good life is about good balance. Work, Play, Love & Live!



ATTENTION LANDLORDS! IMPORTANT NOTICE

Time To Review Your Current Agent's Performance

DOES YOUR CURRENT AGENT TICK ALL THE BOXES?

- Proven Service
- Reliable Communication
- Are they Problem Solvers
- Maintenance Attended To
- Short Vacancy Periods
- Rent Paid On Time
- Positive Attitude
- Achieving Market Rent

If your agent doesn't tick all the boxes, then you need to Email or phone us today for a confidential chat.

Tamara Radi E: tamara@radiestates.com

P: 08 9275 2945

Testimonial from one of our many happy clients: "We have had dealings with several property management companies in the past and have never been able to find one that has the honesty, integrity, work ethic and commitment to her customers that Tamara & Radi Estates has shown." M Macri.



What's My Property Worth?

- What an agent says?
- What the market is prepared to pay?
- What your friends say?
- What you think?
- What next door sold for?



Give me a call **TODAY** to Get the Facts!

HOTLINE : 0411 755 788

FREE UPDATE!

Posted or emailed to you every 6 months!

This is a useful service if you are planning to sell or just keeping up to date with the current state of the market.

Register NOW to keep your FINGER ON THE PULSE!

info@radiestates.com

DID YOU KNOW?

You can access an interactive map of your property at <http://www.bayswater.wa.gov.au> for Bedford or <http://maps.stirling.wa.gov.au/> for Inglewood.



Example is of our Office at 909 Beaufort St, Inglewood

**THE CHOICE IS SIMPLE
RADI ESTATES LIST & SELL
IN YOUR COMMUNITY.**

