

## "STEVE & TAMARA SAY"

Welcome to our 19th edition of our market update as we embark on the commencement of 2015. We would like to thank you for your continued support and look forward to another successful year in the Real Estate market. 2014 was a positive year across our marketplace with steady growth achieved in Bedford, Inglewood and surrounds. **The BIG question everyone is looking for answers to is, "What will happen in the Real Estate Market in 2015?"**

**In SALES we expect the market to remain generally stable** with modest or no growth in some suburbs. Early signs from initial activity appear positive with genuine numbers at our first few openings and buyer enquiry starting to increase. At Radi Estates in 2014, we recorded good activity in OFF MARKET SALES with our list of genuine qualified buyers continually growing, and we are working towards maintaining positive results again for 2015.

Our average days on Market are well below those reported in the area market snapshot graphic. Steve and Tamara were able to achieve Premium Prices in Prime Time. See the Snapshot for a direct comparison.

In the **RENTAL** market, supply levels have been above average for more than 12 months now. This has resulted in some downward pressure on rental prices for particular properties and could continue. At Radi Estates we have still had strong demand for good, well located and well maintained properties which we have leased well and in good time. We expect the overall supply of rental stock to decrease slightly throughout 2015, which should assist in holding rental prices in the market, and potentially contribute to a lowering of rental vacancy times and levels.

**If you are considering moving in 2015 and would like to confidentially discuss how we can help, please contact us on 9275 2945 or Steve Radi on 0411 755 788.**

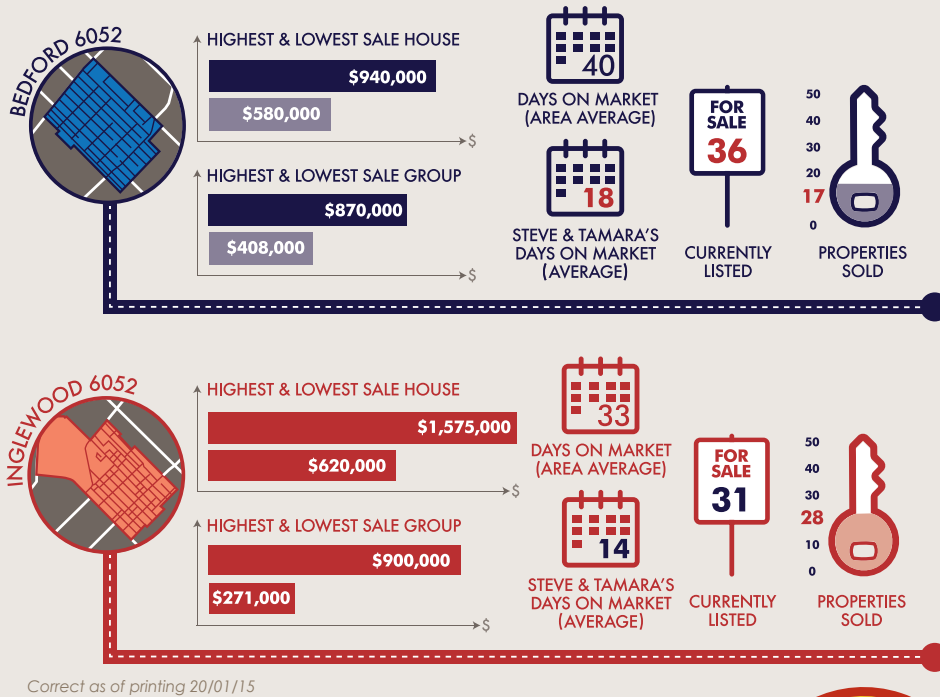
*Steve & Tamara Radi*



## Market Snapshot

September 2014 – December 2014

Here's our round up of statistics of house buying in the areas of Bedford and Inglewood...



SEE WHAT'S SELLING & LEASING in your area over the page

**OFFER: Book your Property Appraisal in February and receive a \$50 Voucher to spend locally at the Inglewood Night Markets!** Refer to [www.radiestates.com](http://www.radiestates.com) for terms & conditions.



2 OFFERS!

SOLD OFF MARKET!

SOLD 1ST WEEK!

SOLD OFF MARKET!

**Steve & Tamara Radi**

Directors/Property Consultants

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## SELLING? LEASING? MOVING?

- WANTED! • Registered Buyers Waiting
- Street Front Character homes • Development sites
- Full block Character homes!

Talk to Steve or Tamara today  
9275 2945 or 0411 755 788



**SOLD!** BEFORE 1ST HOME OPEN!  
140a Lawrence St, Bedford



**SOLD!**  
4 Isola Close, Inglewood



**SOLD!**  
2 York St, Inglewood



**SOLD!**  
103 The Strand, Bedford



**LEASED!** 3 APPLICATIONS RECEIVED!  
197 Salisbury Street, Bedford



**LEASED!** 2 APPLICATIONS RECEIVED!  
206 Ninth Ave, Inglewood



## Changes to Residential Tenancy Law

What security must be installed on all rental properties with new Residential Tenancy Law?

**IMPORTANT: Lessors ONLY will have until 1 July 2015 to comply to these changes.**

### MAIN ENTRY DOOR

- deadlock; or
- a key lockable security screen door that complies with AS 5039-2008. The deadlock can be either a single cylinder or double cylinder deadlock. A single cylinder deadlock can be opened from the inside simply by turning the handle or a knob, reducing the risk of a person being unable to exit the house quickly in case of an emergency. The deadlock can be separate to the door handle or it can be incorporated into the handset. These are either/or requirements. If there is a key lockable security screen compliant with Australian standards already fitted to the front entry door, there is no requirement to retrofit a deadlock. Likewise, if there is a deadlock fitted, you are not required to fit a security screen door.

### ALL OTHER EXTERNAL DOORS

- deadlock; or
- if a deadlock cannot be installed, a patio bolt lock; or
- a key lockable security screen door

that complies with AS 5039-2008.

The same requirements as above apply. If there is a need to install a patio bolt, it does not need to be lockable by key.

### WINDOWS

Windows to be fitted with a lock, whether or not a key lock, that prevents the window from being opened from outside the premises. This does not mean having to install keyed window locks, but that window latches, closers or locks are fitted and are in working order to reduce the risk of a window being forced open from the outside. If the window is fitted with a security screen compliant with Australian standards (AS 5039-2008), there is no requirement to retrofit a window lock.

### EXTERNAL LIGHTING

An electrical light at, or near, the main entry that is capable of illuminating the main entry to the premises and is operable from the inside. (This won't apply if the property is a flat or apartment and the lighting is the responsibility of the strata body)



### Inglewood On Beaufort – Night Markets

Great to see Inglewood come to life this Summer with the launch of the Inglewood on Beaufort Monday Night Markets. **Being Proud sponsors of the event, we have been overwhelmed with the local community support and great to see everyone walking down with dogs & prams in tow for an evening stroll for a meal or touch of local produce shopping!**

## We have a winner!

Vivien has won a \$70 toy package with this masterpiece:



Go online:  
radiestates.com to find out how you can win!

One last note...  
For a comprehensive appraisal on your property  
**CONTACT US ON 9275 2945**  
LIKE US ON FACEBOOK!  
WWW.FACEBOOK.COM/RADIESTATES  
WWW.RADIESTATES.COM



Living and selling in our community

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RECENTLY LEASED & SOLD