

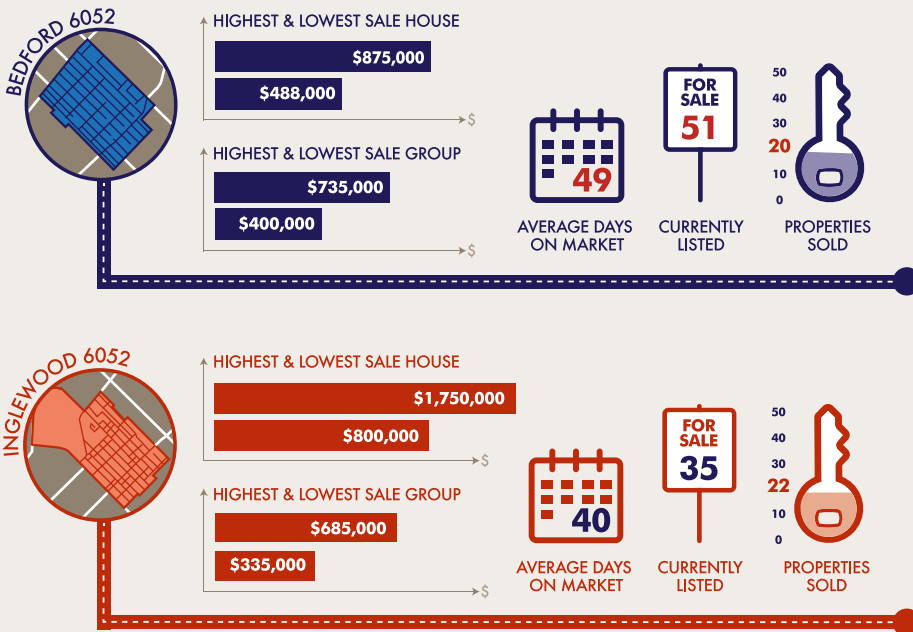
A WORD ON THE MARKET FROM STEVE

Dear Homeowner

Market Snapshot

October 2015 – January 2016

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



Correct as of printing 18/02/15

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

OFFER: Book your Property Appraisal in February or March 2016 and receive a \$20 Voucher to spend locally at Estia Café, Inglewood!

Refer to www.radiestates.com for terms & conditions.



Welcome to another new year that has already begun with plenty of discussion around what is going to happen in 2016. We hope you had a great end to 2015 and have not let those new year resolutions slip just yet. So, the \$64 million question on everyone's mind for 2016, is when will be the right time to move/sell?

There has been some amazing value in the market place not seen for four or five years, and some of this value has been seen in conjunction with some new records being reached in local sale prices. All this has happened, in what some may consider a flat market.

Why is this? Put simply - people still appreciate quality property and where there is quality there is still usually plenty of value on offer. Location is the major factor that has played a large part in maintaining somewhat stable values across most properties in our local area. Buyers views are that we are still very affordable given our location and proximity to the city, airport & good schooling.

With Perth metro average sales volumes down – there is certainly a higher risk that your property may not sell. However if you are also buying once you have sold, the changeover cost is the most important factor in deciding will you sell in 2016 and receive VALUE?

If you are looking to understand how much value may be available for you as a seller in the current market, then a no obligation and precise market opinion is a great place to start. We would be more than happy to assist you in understanding your change over cost in todays ever changing real estate market. We are still receiving many buyer enquiries from genuine buyers that are ready and able to purchase the right property and want real value.

Remember Keep Calm and find out the REAL FACTS from us today on 9275 2945.

Steve Radi
Director/Property Consultant

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Steve Radi



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



FOR SALE!

123 Edward St, Bedford



FOR SALE!

208 Coode St, Bedford



FOR SALE!

4/210 Crawford Rd, Inglewood



LEASED!

56A Dundas Rd, Inglewood



LEASED!

94B Peninsula Rd, Maylands



LEASED!

82A Salisbury St, Bedford



From The Property
Management Department

A WORD FROM TAMARA...



**BE AWARE. BE
SAFE. BE SECURE.**

The January figures released by REIWA.com show median rents have closed out the month at \$400 per week and **vacancy rates have gone up to 6%** (up a further 0.6% from only September 2015).

Many landlords are feeling pressured to accept tenants, because they don't want an empty property with no rental income coming in. However accepting the first tenant that submits an application is not always the right advice.

Choosing the right tenant for your property is still paramount. Now more than ever, we are finding tenants with unsuitable tenant history applying for properties, knowing that owners are keen to have new tenants in the property and they might be given an opportunity.

In differing rental markets these tenants with bad tenant history would not have been considered. Always remember, a tenant that doesn't pay rent on time and doesn't maintain the property is going to cost you more than having an EMPTY property. **It's still worth waiting for the right tenant for your property,** and ensure proper rental checks are obtained before signing a lease and handing over keys.

At Radi Estates our tenant selection process is highly diligent to ensure we avoid unnecessary future tenant issues.

If you require assistance in leasing your investment property, please feel free to contact me on 0402 66 88 55.

Tamara

We're sure you have been reading the articles in the local papers and on-line about the recent, relentless break-ins to local businesses and houses in Inglewood and surrounds.

There seems to be a little gang in the area, breaking in and stealing safes etc from businesses and burgling houses and cars (looking for easy cash grabs).

Be vigilant and keep an eye out for friends and neighbours when they are here, or away.

SOME OTHER HELPFUL SECURITY TIPS:

Remember to Lock Up - Police suggest many opportunistic thieves take advantage of unlocked homes (doors and windows).

Don't provide cover - Deter thieves from targeting your house by ensuring a clear line of sight from the street (eg trim trees).

Security doesn't take a holiday - Ask friends to collect your mail and to stop junk mail from building up in your letterbox while you're away from home.

Don't advertise valuables - Break up packaging for expensive new gear before tucking it into the bin or recycling.

Install an alarm - Add another layer of defence to your home with an alarm system.

Make friends with your neighbours - People look out for each other, so **GET TO KNOW YOUR NEIGHBOURS!**

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

The information contained in this newsletter is of an advisory nature only and due to constantly changing rules we advise you contact us before making any formal real estate transactions. www.radiestates.com. P: 9275 2945 E: info@radiestates.com M: 0411 755 788 Should you not wish to receive further Radi Reports please phone or email.

RECENTLY LEASED & FOR SALE