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MARKET SNAPSHOT

We hope you have enjoyed the relaxing Easter break with family and friends following what has been a successful start to 2014. An exciting time for all whilst having the privilege of having been party to some of the most amazing success stories for clients in the first trimester of 2014.

Early signs are that the real estate market should remain relatively stable to close out the financial year. But will the "Bulls" prosper or will they climb the legendary "Wall of Worry"?

There is still plenty of demand in market whilst stock levels have risen considerably in the early part of 2014 and the "Worry" will only be required for those that get caught in a Bull Rush and neglect to listen to the bell!

Stay close to market and if you are considering a move, we are happy to provide an up to date market assessment on your property with general discussion on the overall market.

Yours sincerely

Steven and Tamara Radi

DEC-MAR 2014 SALES SUMMARY FOR BEDFORD & INGLEWOOD

BEDFORD STATISTICS		
Average days on market 37		
Sold 17	For Sale (approx today) 27	
Highest Sale Price	H \$1,075,000	Group \$700,000
Lowest Sale Price	H \$485,000	Group \$200,000
INGLEWOOD STATISTICS		
Average days on market 51		
Sold 36	For Sale (approx today) 41	
Highest Sale Price	H \$1,700,000	Group \$795,000
Lowest Sale Price	H \$620,000	Group \$319,000

H=House Group=Group Housing Source REIWA. Figures correct at time of printing 11/04/2014.

For A Complimentary Market or Rental Assessment on Your Home
 Phone Steve & Tamara Radi on- **9275 2945**
 or **0411 755 788**

RECENTLY **SOLD** SELECTION

WANTED: **HOMES TO SELL** *We Are Sold Out!*



LEASED SELECTION



25 Birkett St,
Bedford



227 Ninth Ave,
Inglewood



5A Rosebery St
Bayswater



139 Fifth Ave
Mt Lawley

Beaufort Street Corridor

Over the last few months, City of Stirling has been working through some upcoming changes to Beaufort Street that will create much more populous, diverse and vibrant town centre with much increased street attraction and appeal and also more public transport and parking solutions

The main aim is create more walkable streetscape for better use of the public spaces for residents and visitors to the area. The upgrades will mean greater opportunity for capital growth to the local home owner's whilst still retaining the authentic character at the heart of Inglewood and Bedford.

Some keys points in the proposed plans are:

- Place making and Street Life- developing Beaufort Street to include a mixed use of residential and commercial uses with retail like food shops, cafes, restaurants and fashion

- Improved Public Transport- possible future Light Rail transit, More bus stops connecting Inglewood and Beaufort street to the city with even more ease
- Car Parking- widen streets to increase Car Parking along Beaufort street, proposed multi deck car parks for visitors potentially to be owned by council
- Revised RCodes to increase Higher Density living along Beaufort Street- which will provide more diversity in living spaces and lifestyle, allow kids to stay in the area when single homes are unaffordable and allow current residents to down size whilst staying in the area. It will also bring more commercial businesses into the area hopefully creating convenience for all residents and have a positive impact on local home owners values as the area becomes even more desirable

For more information please visit

<http://www.stirling.wa.gov.au/Resident/Planning-and-development/Projects/Pages/Beaufort-Street.aspx>



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Congratulations

Alex & Marianna

Congratulations to April winners – Alex Ando (6) and Marianna Segnini (8).

Both received surprise toy packs to the value of \$70 each. If your children would like to be in the running for our next prize packs, download the colouring page from our website on the competitions link.

Easter Egg Hunt

Thank you to all the people that entered our Easter Egg Hunt Competition on our Radi Estates website.

Congratulations to the lucky winner

Kira Vivian

