



Steven & Tamara Radi

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MARKET SNAPSHOT

We just received some great news from REIWA! Steve has just been awarded a Master Sales Person award for the 2012/2013 financial year for selling over \$40 million in property, and finishing in the top 20 sales people, for number of properties sold. We would like to sincerely thank all our past buyers and sellers for helping him achieve this fantastic award.

In our last report, total properties on market were sitting at around 8,000, we have now hit just over 9,000. So total properties on market are creeping up again. What does this mean for property? In the past when stock levels increase, normally average selling days, and discounting seem to follow suit. The next 3 months should give us a good indication as to whether this will occur. Spring Time is Selling Time, and we are optimistic that the best market conditions for buying property in a decade will see the market remain stable, with potential gains to be realised heading into 2014.

We look forward to assisting you in your next property journey. Contact us anytime on 0411 755 788.

Steven and Tamara Radi

MAY-JULY 2013 SALES SUMMARY FOR BEDFORD & INGLEWOOD

BEDFORD STATISTICS		
Average days on market 28		
Sold 33	For Sale (approx today) 11	
Highest Sale Price	H \$930,000	Group \$850,000
Lowest Sale Price	H \$440,000	Group \$325,000
INGLEWOOD STATISTICS		
Average days on market 26		
Sold 28	For Sale (approx today) 25	
Highest Sale Price	H \$1,170,000	Group \$890,000
Lowest Sale Price	H \$619,000	Group \$255,500

H=House Group=Group Housing Source REIWA. Figures correct at time of printing 21/8/2013.

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

RECENTLY SOLD SELECTION

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



LEASED SELECTION



70A Salisbury Street, Bedford



12 Learoyd Street, Mt Lawley



8/919 Beaufort Street, Inglewood



127 Fifth Avenue, Mt Lawley

Attention Landlords!

THE RESIDENTIAL TENANCY ACT HAS CHANGED & WAS EFFECTIVE AS OF JULY 2013.
Some of the important changes include:

- Minimum Standards Of Security
- Ongoing Safety Checks on RCD's & Smoke Alarms
- Notice Periods for Increases in rent & ways to increase rent
- Changes to Residential Tenancy Agreement
- Minimum standards of ingoing and outgoing property condition reports
- Maximum inspections allowable, and notice periods for periodic inspections

Are You & Your Investment Property Prepared?

Don't Risk Getting Fined! If you require further information

PLEASE CONTACT US ON 9275 2945

If you are experiencing difficulty, or dissatisfaction with the management of your investment, we would be more than happy to have a chat about how we can improve the profitability & performance of your investment property.

WHAT'S MY PROPERTY WORTH IN TODAY'S MARKET

- 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** and get the **FACTS!**
STEVE RADI 0411 755 788



CONGRATULATIONS Steven Radi

Steve was recently awarded by REIWA a "Master Salesperson" Award for selling over \$40 million in property in the 2012/2013 financial year

WHAT OUR CLIENTS SAY

Your Support and service is so far the best I've experienced in the real estate industry
- Les & Paquita (Bedford)

In a tight market, you sold our property quickly with a minimum of fuss, very little advertising and at the price we wanted. You are a true real estate professional.
-Wayne & Katey (Inglewood)

Thanks mate we have had a great run together, sold 4 out of 4 with 10 out of 10 service.
- Guy (Inglewood)