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BEDFORD-INGLEWOOD SNAPSHOT

It's OFFICIAL! The Perth property market is in recovery and seems to have improved in most parts after a very average 2011. With the new financial year upon us, interest rates down, stock levels down, sales numbers up, buyer motivation on the increase, it appears to be almost perfect conditions for sellers in the area. All economic key indicators are pointing towards stable beginnings to see out the end of 2012.

Rounding out 2011/2012 with **over \$30 Million dollars in sales** has left us with plenty of buyers, with little stock to choose from. Our unadvertised market sales have been strong with many price records set in recent months, with our average days on market sitting around 20, compared to the area average of 54.

Now is the ideal time to discuss any property related matters if you have any interest in assessing where and when you may decide to make your next move.

Steven and Tamara Radi



RECENTLY SOLD SELECTION



STEVE & TAMARA RADI SOLD OVER \$30 MILLION
of PROPERTY IN THE 2011/2012 financial YEAR
WE URGENTLY NEED HOMES TO FILL BUYER DEMAND
Ring us today for an obligation free chat- **9275 2945**

APRIL - JUNE SALES SUMMARY FOR BEDFORD & INGLEWOOD

BEDFORD STATISTICS		
April 2012 to June 2012		
Average days on market 54		
Sold 16	For Sale (approx today) 37	
Highest Sale Price	H \$850,000	Group \$630,000
Lowest Sale Price	H \$485,000	Group \$550,000

INGLEWOOD STATISTICS		
April 2012 to June 2012		
Average days on market 79		
Sold 22	For Sale (approx today) 28	
Highest Sale Price	H \$1,372,000	Group \$885,000
Lowest Sale Price	H \$595,000	Group \$293,000

LEASED SELECTION



122A Drummond Street
Bedford



38 York Street
Inglewood

For All Your Property Management Needs

CALL US NOW 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.

GREAT TIME TO CONSIDER RE-FINANCING

With interest rates on the decrease, did you know that even though the banks do end up passing on **SOME** of the reserve bank rate cut, they actually don't tell you if you have the best available rate with your current bank. By dealing with a broker, you have access to all banks and all products and can get the right advice on the structure of your home loan.



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benefit from our experience

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Joe Del Borrello
Finance Broker CRN: 399763

Introducing Joe Del Borrello from Westate Finance. If you are upgrading/investing or just want to see if refinancing your home loan can help **SAVE YOU THOUSANDS**, contact Joe for an obligation free confidential discussion today.
Mob: **0408 099 466** Off: 9367 1333
Email: **joe@westfin.net.au**

IMPORTANT DATES

Grab Your Diaries

- 5th August Avon Descent Family Fun Day
(Check www.bayswater.wa.gov.au "What's On Section")
- 2nd September Fathers Day
- 29th September AFL Grand Final Day
- 1st October Queens Birthday Public Holiday

RECORD 2011/2012

financial year has left us
urgently in need of homes/land to sell.
Call Steve & Tamara on 0411 755 788

WHEN IS THE BEST TIME TO BUY PROPERTY?

There's no sugar-coating it: last year most of Australia was in the slump stage of the property cycle, but this year the cycle will move on, as it always does. And the next stage is the stabilisation phase of the cycle.

You see, the markets don't move directly from the downturn phase to a property upturn. There is a period of time where buyers return and take up the slack before prices start rising.

And I expect more buyers to return to the market this year when they realise prices won't fall any further.

By the way, the stabilisation phase is a great time for savvy investors to get set for the upturn stage of the cycle.

This year may be a good time to buy property – I have always found it a good time to buy when everybody tells you that property is a bad investment. Now is the time to get set for the future.

Michael Yardney is the director of Metropole Property Investment Strategists, a best-selling author and one of Australia's leading experts in wealth creation through property. He also writes the Property Investment Update blog.



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