

THANK YOU

Thank you for making the sale of our property so exceptionally smooth and painless for us! You sold our home in under 2 weeks which was a dream for us. Your marketing package was simple and very effective.

You didn't do a hard sell on us with services we didn't need, and we found you very honest in your assessment of the property. After each opening we really appreciated your phone call within 10 minutes of closure to advise us exactly what had happened. We never had to chase you for any information.

R. Sergeant

My Partner and I were so impressed with the professionalism Matthew displayed. When he said he would ring, he rang. Whenever we had a question no matter how minor, he assisted us. He made what can be a very stressful experience, very easy. We had a 100% positive experience and were extremely happy with the outcome.

B. Handke



INSURANCE

WILL THE BOND COVER COSTS?

A large number of landlords are at risk of being left out of pocket over and above the bond refund due to costs incurred by the tenant. It is unwise for landlords to rely solely on the bond to cover costs such as loss of rent or damage to their property, in many cases it is inadequate.

Tailored insurance can help to cover landlords against these risks.

Property managers can assist landlords to understand the importance of insurance and help them to minimize any potential loss. Appropriate insurance policies should include cover for malicious and accidental damage, legal liability, theft and loss of rental income as a result of damage to the property or absconding tenants.

For assistance and advice with your rental property investment contact us today on 83321488.

2010 1ST QUARTER SALES

Suburb	09 M\$	2010 M\$	2010 Sales	% MAV
Auldana	715,000	1,015,000	4	41.96
Beaumont	580,000	747,500	10	28.88
Beulah Park	445,500	702,500	7	57.69
Burnside	655,000	710,000	12	8.40
Dulwich	740,000	850,000	3	14.86
Eastwood	466,500	410,000	1	-12.11
Erindale	845,500	847,500	6	0.24
Frewville	543,500	515,000	1	-5.24
Glen Osmond	622,150	660,000	10	6.08
Glenide	750,000	737,500	5	-1.67
Glenunga	565,000	675,000	10	19.56
Hazelwood Pk	650,000	587,500	7	-9.62
Heathpool	707,500	785,000	1	10.95
Kensington	470,000	528,750	2	12.38
Kensington Gds	695,000	601,000	2	-13.53
Kensington Pk	690,000	875,000	12	26.81
Linden Park	635,000	590,000	7	-7.09
Magill	460,000	512,500	30	11.41
Norwood	553,500	645,000	12	16.53
Rose Park	915,000	1,300,000	3	42.08
Roslyn Park	782,500	1,326,500	2	69.52
Skye	880,000	710,000	1	-19.32
St Georges	650,000	745,000	11	14.62
Stonyfell	741,000	860,000	5	16.06
Toorak Gds	1,075,000	953,000	4	-11.35
Tusmore	825,000	931,000	2	12.85
Wattle Park	610,000	760,000	11	24.54

VINNIES

CEO



SLEEPOUT



St Vincent de Paul Society

good works

RISE TO THE CHALLENGE

Thursday 17 June 2010

For further information, to make a donation or to register your interest, please visit

www.ceosleepout.org.au

EASTERN SUBURBS SPECIALISTS SINCE 1957

PERFECT PRESENTATION PAYS

Excellent presentation is vitally important when selling your home. In addition to reducing the time your property spends on the market it may also affect the eventual sale price.

There are many affordable improvements that can make a huge difference to your potential buyers first impressions most notably the front yard. Typically most purchasers drive by the home prior to inspection. Flowering plants can lift the appearance and add a bit of colour to the front garden. It is an absolute must to keep garden beds weeded, lawns mowed and trimmed, and paths swept particularly those that are used to enter the home.

Inside, it is worth considering a spring clean. Cluttered rooms look smaller than they actually are so unnecessary items should be removed or packed away. A simple fresh coat of paint can also lift the appearance of your home and is relatively cost-effective if you can do it yourself. Similarly, having your carpets professionally cleaned can give them a new lease of life.



If you are looking for advice on how to improve and add value to your home contact us today on 8332 1022.

VACANCY RATES

Vacancy rates in the Adelaide residential rental market stabilised during the march 2010 quarter at a tight 1.34%.

Results for the March quarter were:

City	1.11%
North	1.44%
East	1.46%
South	1.46%
West	1.60%
Hills	0.96%
Total	1.34%

Source REISA

Ever wondered the value of your home?

For a **no obligation estimate** of the value of your home, contact us anytime: **8332 1022**

EASTERN SUBURBS SPECIALISTS SINCE 1957

**FREE
APPRAISAL**

WHO OWNS THE PROPERTY?

Sometimes properties are owned by more than one person or entity this is commonly referred to as joint ownership. This joint ownership can be in the form of a joint tenancy or tenancy in common.

Joint tenants own property in equal shares based on the number of owners. If there are two joint owners for example each owns half the property. If there are three joint owners, each would own one third and so on.

When a property owned by joint tenants is sold, each owner has an equal interest in that sale and is required individually to sign the sale contract. Should a joint tenant die, their interest in the property automatically passes to the surviving ownership.

Tenants in common may own property in unequal shares. The specific shares can be altered at any time, subject to the agreement of all parties.

Each tenant in common is able to deal with their interest individually which means they are able to leave their share of the property to whomever they choose and the other owners have no legal claim to it.

It is important to consider the type of ownership you wish to establish when purchasing a property as joint tenancy will prevail if a request for tenants in common has not been made prior to transfer.



Welcome...

The Scarce Real Estate Team would like to welcome Catherine Berry.

Catherine is a fantastic addition to our sales team. Possessing excellent communication skills, she looks forward to being of service.

You can contact Catherine on 8332 1022 or 0401 174 768.

STOP PRESS

Scarce Real Estate has made the Eastern Courier Messenger Local Business Award Grand Final again this year. Thank you to those that voted for us. We look forward to the judge's decision!

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