

KEITH SOAMES **Newsletter**

REAL ESTATE

See Soames for homes

JUNE 2010

PROPERTY OF THE MONTH



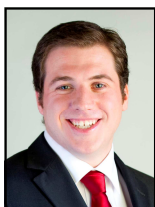
1 KERELA AVENUE, WAHROONGA

FOR SALE

BED: 5 BATH: 2 CAR: 2

A PICTURE OF GOOD TASTE & STYLE

- Light and spacious living areas, streamlined interiors with high ceilings and plantation shutters
- Lounge room with feature granite fireplace
- Modern kitchen with gas cooking, stainless steel appliances, dishwasher, pantry and adjoining meal area
- Two bathrooms, laundry
- An expansive rear courtyard perfect for entertaining guests and al-fresco-dining
- A big and private back yard with manicured and landscaped gardens complete with fruit bearing citrus trees
- House alarm, split system ducted reverse cycle air conditioning
- Single lock up garage with lots of off-street parking, a circular drive way, side access and room for a boat
- Land size: approx 1100sqm

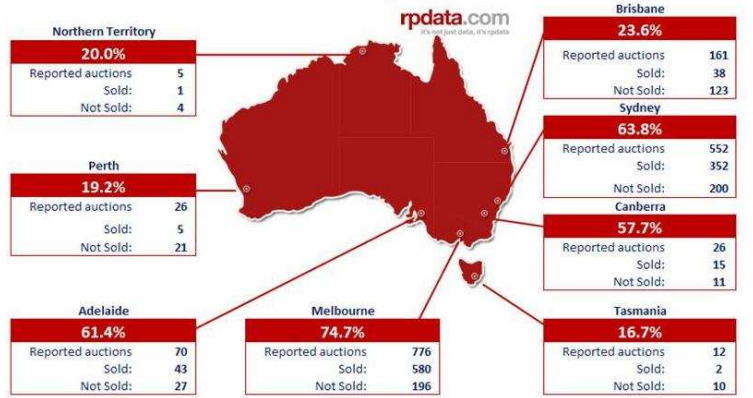


BRENT MCGREGOR
Sales Executive
0413 020 130



ALISON BAMBRICK
Sales Executive
0419 014 515

NATIONAL AUCTION CLEARANCE FROM RPDATA



THIS MONTH'S MARKET WRAP

MAY

The local real estate market has been strong over the past 3 months including May. Keith Soames Real Estate has in fact sold more than a property per day for the past 3 months ranging from \$325,000 to \$2,000,000! However we have started to notice the market easing.

Numbers at opens have dropped and we feel that the last interest rate hike and as well as a general perception by prospective purchasers that the market is "overheated" has cautioned buyers to be careful.

We feel confident that the general lack of property on the market should keep prices steady or improving over the next 12 months. Sydney has not had the rises over the past 7 years that have been experienced in other states. In fact Sydney prices are not much, if at all higher than the peak of the market in 2003. Therefore we feel confident bricks & mortar will continue to be one of the safest investments over time.



KEITH SOAMES
Principal

Triple your exposure = higher selling price



Hornsby 9987 0011



Thornleigh 9481 9199



Wahroonga 9487 1500

3 offices 1 team

If your property is listed or managed by another agent please disregard this communication. ©2010 4258364 RM Perth.com.au 08 9203 3445

NUMBER OF PROPERTIES ADVERTISED FOR RENT

RP Data are currently monitoring about 80,000 properties being advertised for rent. The total amount of rental properties being advertised has fallen by 4.3% over the last month, a sign that rental demand is continuing to escalate.

Note: Listings based on a rolling monthly count of properties for rent ending 09/05/2010

State	New advertised listings	Total advertised listings
	Last month (Previous mth)	Last month (Previous mth)
Qld	10,411 (11,358)	23,699 (25,071)
NSW	10,073 (9,916)	20,083 (19,960)
Vic	9,235 (9,957)	21,268 (23,013)
WA	3,557 (3,625)	8,103 (8,089)
SA	1,983 (2,157)	4,299 (4,705)
NT	260 (296)	612 (658)
ACT	192 (201)	366 (423)
Tas	603 (686)	1,509 (1,629)
Aus	36,314 (38,196)	79,939 (83,548)



SUZANNE WHELAN
9485 4805
Property Manager

Acknowledgement: RPData.property.pulse edition 14th May 2010

FEEL WARM AND FUZZY ABOUT YOUR ECO FOOTPRINT AND ADD VALUE TO YOUR PROPERTY

I heard that going green is all the rage and can add value to my house - how much more money can I expect to get if it has all the right eco bells and whistles?

How long is a piece of recycled string? Answering questions about property value is complex. While prospective buyers could be willing to pay more for a property that uses energy wisely, just how much more depends on price range, location and features.

After all, that harbour view could add a few million dollars but installing one energy efficient light bulb may not add one cent. A report by the Australian Bureau of Statistics studied sale prices and eco star ratings in the Australian Capital Territory - it found that for a house worth \$365,000, increasing the rating by half a star would add, on average, nearly \$4500 to its price.

With electricity prices in NSW expected to increase by a whopping 64 per cent over the next three years, improving your property value is just one more motivation to take up eco renovating. Everything from shower roses to solar panels can alter a property's carbon footprint, so it's worth starting somewhere.



ROBERT RIDDELL
9483 2108
Property Manager

Acknowledgement: Alex Brooks www.domain.com.au

RENTAL MARKET UPDATE

MAY 2010

Units and townhouses have been leasing quickly particularly in the range between \$350pw and \$550pw.

Demand for houses has slowed a little which is traditional in the cooler winter months. The good news is the tenants who are looking for houses are mostly families.

Here are some of our recent lettings:-

Aaron Place, Wahroonga \$530pw
 3 bedroom townhouse

75 Jersey St, Hornsby \$260pw
 Studio apartment security building

5 -7 Bellbrook Ave, Hornsby \$395pw
 Modern 2 bedroom apartment

Edwards Rd, Wahroonga \$400pw
 Older style original 2 bedroom home

Yaralla Crescent, Thornleigh \$700pw
 Modern 4 bedroom home with pool

Stuart Street, Normanhurst \$650pw
 4 bedroom 2 bathroom home. Off St parking

Eaton Avenue, Normanhurst \$530pw
 Freshly painted 3 bedroom house



SUE ELLIS
9483 9113
Property Manager

KATIE GILMOUR
9483 9114
Property Manager



PROPERTY MANAGEMENT WELCOME....



NICK GROSS

Nick has just joined us at the Wahroonga office in the role of Leasing Consultant. A natural people- person, Nick has been drawn to the real estate industry because of his great communication skills and customer service experience. Keith Soames are very pleased to have him as part of the property management team.

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