



PROPERTY HOLDS APPEAL POST GFC

With instability in the stock market in recent years, property has become a more appealing investment, according to property experts, which, with smart selection, can provide good short-term gains.

“Given the volatility in the world economy over the last six years, investors are looking for safety and security and that’s why there is a lot of money sitting in bank accounts and people are saving a lot more,”

Momentum Wealth managing director Damian Collins said. “When they do invest they are looking for something that provides a good return, but is not volatile and that’s why many choose residential property.”

Blackburne Property Group managing director Paul Blackburne said, on the back of many losing wealth through the stock market during the global financial crisis, many people preferred the “bricks and mortar” stability of property.

“There will always be some up and down in any market, however property has, on average, doubled in value every 10 years,” Mr Blackbroune said.

“Property can be leveraged to 90%, so the 8% capital growth is actually 80% return on equity - that means that with the average growth rates you almost double your money each year.

“Rents are also booming, so the rent is now enough to cover the interest on the mortgage while you wait for it to grow in value.”

Limnios Property Group chief executive James Limnios said property investors looking for short-term gains should focus on areas with new infrastructure, which traditionally led to a surge in property prices over the short term.



“For example, the construction of the Perth to Mandurah railway line gave a boost to property areas surrounding railway stations,” he said.

Mr Blackburne said location was a big player in short-term gains - “Ideally walking distance to train stations, bus routes, freeways, shopping centres, schools and parks”.



relax . celebrate . enjoy



PERTH MARKET REAL FACTS

Perth sales for Perth

Last Week	885
4 Weeks Ago ^	777
Same Week Last Year	836

Properties Listed for Sale *	9239
Houses	6209
Units	1807
Land	1225
Property Listed For Rent *	3884

Three months ago September, 2013

Median Rent	\$470
Vacancy Rate	3.1%

Property Listed for Sale *

4 Weeks Ago	8893
12 Months Ago	10,756

Property Listed for Rent *

4 Weeks Ago	3827
12 Months Ago	2240

Properties Listed for Sale *

9239

Top-Selling Suburbs (Dwelling Sales Only)

North of the River

Perth	17
Maylands	12
Butler	11
Morley	10
Balga	9

South of the River

Baldivis	13
East Vic Park	10
South Perth	10
Willetton	10
Como	9

*Week ending October 23, 2013 # Contract sales reported by REIWA members ^ May have Changed due to sales falling through * Listed on rewiwa.com and other sources*

'Like' Northside Residential on Facebook



Northside Home Loans

0402 158 676

Steve Langoulant

Licensed Mortgage Broker



CS LEGAL

9301 4422

Teresa Wise

Licensed Settlement Agent



9313 2871

SPECIAL OFFER PRESENTED TO YOU BY

ALL 4 PLUMBING & GAS THE HOT WATER GUY

Offering to you a NEW Bella Sink Mixer complete with a 10 year manufacturer's warranty

Supplied & Fitted for only \$180.00 (Inclusive of GST)



To take advantage of this offer call Barry today on **0403 350 477**

Disclaimer

This newsletter has been prepared by Northside Residential. Every effort has been made to ensure the contents are accurate at the time of publication. Northside Residential takes no responsibility for any subsequent action that may arise from the use of this newsletter.

Northside Residential Joondalup

Unit 4, 80 Grand Boulevard
Joondalup WA 6027
P: 08 9300 2283
F: 08 9300 1854

Northside Residential Greenwood

Shop 6, 130 Coolibah Drive
Greenwood WA 6024
P: 08 9203 9800
F: 08 9203 9811

Northside Home Loans Northern Suburbs

Steve Langoulant
(Mobile Consultant)
M: 0402 158 676
E: stevel@northsidere.com.au

