

WELCOME

As leaders and innovators in Real Estate, Brown Havelberg Partners are in the business of helping others meet their dreams and goals. As such, we strive to provide a service to our clients that is second to none, and a part of this commitment is providing you with up-to-date real estate information. Therefore, we welcome you to the 'new look' for our newsletter, which delivers you with local information and real estate insight, which we hope you will enjoy.



Murray River Flows Begin to Slow

"No threat of flooding," says Water Department.

As the river Murray water flows ease so to does the threat of flooding, which according to the Water Department make the river 'a must visit' location.

The Water Department reported in late March that the South Australian river flows had peaked and that flows into the Murray River would steadily reduce over the coming months.

Currently, river flows are between 70,000 and 80,000 million litres a day, which according to the department are within the normal historical flow range and represents no flood threat. Though the department does urge that river users be mindful of submerged objects and use caution when travelling by boat through locks and weirs, as the higher flow rates may represent a hazard.

In addition, the department added that this was a "great time to visit the river and its environs."



UPCOMING COMMUNITY EVENTS

ANZAC DAY DAWN SERVICE

Date: Easter Monday 25th April 2011

Venue: Don't forget to attend the DAWN SERVICE in your local area.

LEST WE FORGET

HOUSEBOATS OPEN DAY

Date: Saturday 7th and Sunday 8th of May 2011

Venue: Mary-Ann Reserve, Mannum

Time: 10am to 5pm

Discover all of the benefits of taking a houseboat holiday FREE. A fun day out for all of the family.

MANNUM LIONS CLUB AUCTION

Date: Saturday 14th May 2011

Venue: Mannum Showgrounds

Time: From 10 am

Come and grab a bargain and support Lions.

**The team at
BH Partners wish
you all a SAFE and
HAPPY EASTER.**

RECENT SALES - SALES DATA IN OUR SERVICE AREA

At Brown Havelberg Partners, we know that market knowledge is vital to our clients success when buying or selling their Real Estate. We are also aware that our clients want to be informed of market trends and sales, in their areas, so even when you are not looking to sell or buy Real Estate you are up to date with your local Real Estate market.

The following information is a brief overview of sales for 2011 in the areas we service. If you would like a more comprehensive report on your specific location or a no obligation appraisal of your property, please contact us and we would be more than happy to assist you to keep informed of the market worth of your most valuable Real Estate asset.

Balhannah - 4 homes sold at an average price of \$577,500 – 1 unit sold for \$300,000 – 1 land sale for \$245,000;

Birdwood - 1 home sold for \$445,000 – 1 rural property sold for \$885,000 – 1 land sale for \$142,500;

Black Hill - 1 land sale for \$81,500;

Blanchetown - 1 home sold for \$172,500 – 1 rural property sold for \$132,500;

Bolto Reserve - 1 land sale for \$295,000;

Bowhill - 1 home sold for \$400,000;

Callington - 3 homes sold at an average price of \$252,500 – 1 rural property sold for \$400,000;

Caloote - 1 home sold for \$310,000 at Auction;

Cambrai - 2 rural properties sold at an average price of \$187,500;

Charleston - 2 homes sold at an average price of \$380,000;

Copeville - 2 rural properties sold at an average price of \$637,750;

Cowirra - 2 rural properties sold at an average price of \$301,500;

Eden Valley - 1 home sold for \$285,000;

Forster - 1 rural property sold for \$150,000;

Gumeracha - 3 homes sold at an average price of \$325,000 – 2 rural properties sold at an average price of \$571,500 - 2 land sales sold for an average price of \$163,750;

Hahndorf - 10 homes sold at an average price of \$403,500 – 1 unit sold for \$285,000 – 2 land sales for an average price of \$345,000;

Halidon - 1 rural property sold for \$408,000;

Harrogate - 1 rural property sold \$200,000 – 2 land sales for an average price of \$119,500;

Inman Valley - 2 rural properties sold at an average price of \$373,500;

Jervois - 2 land sales sold at an average price of \$72,500;

Kanmantoo - 1 home sold for \$260,000 – 1 rural property sold for \$467,000 – 1 land sale for \$63,000;

Karoonda - 1 home sold for \$150,000 – 4 rural properties sold at an average price of \$85,000 – 1 land sale for \$30,000;

Kersbrook - 3 homes sold at an average price of \$415,000 – 2 rural properties sold for an average price of \$355,000;

Keyneton - 2 land sales sold at an average price of \$70,000;

Littlehampton - 7 homes sold at an average price of \$420,000 – 1 rural property sold for \$875,000 – 2 land sales at an average price of \$200,000;

Lobethal - 10 homes sold at an average price of \$340,000 – 1 unit sold for \$173,500 – 3 rural properties sold for an average price of \$615,000;

Mannum - 10 homes sold at an average price of \$251,600 – 1 rural property sold for \$430,000 – 9 land sales at an average price of



BH Partners offer you

- Obligation free appraisals
- Friendly and informative service
- Over 30 years of real estate experience
- Local area and market knowledge
- Country quality

RECENT SALES - SALES DATA IN OUR SERVICE AREA

Monarto - 1 rural sale for \$210,000;

Morgan - 1 rural property sold for \$100,000 – 1 land sale sold for \$37,000;

Mount Barker - 40 homes sold at an average price of \$322,500 – 5 units sold at an average price of \$265,000 - 19 land sales sold for an average price of \$191,000 – 1 rural property sold for \$700,000;

Mount Mary - 2 land sales sold for an average price of \$6,000;

Mount Pleasant - 3 homes sold at an average price of \$275,000 – 1 rural property sold for \$408,000;

Mount Torrens - 1 home sold for \$317,500;

Murray Bridge - 27 homes sold at an average price of \$225,900 – 5 units sold at an average price of \$229,800 - 27 land sales sold for an average price of \$88,100 – 2 rural properties sold for an average price of \$282,500;

Mypolonga - 1 rural property sold for \$210,000;

Nairne - 19 homes sold at an average price of \$375,000 – 1 units sold for \$265,000 - 4 land sales sold for an average price of \$155,000 – 2 rural properties sold for an average price of \$885,000;

Nildottie - 1 home sold for \$365,000;

Oakbank - 1 home sold for \$372,500;

Palmer - 1 home sold for \$170,000;

Perponda - 2 rural properties sold for an average price of \$515,000;

Purnong - 2 land sales sold for an average price of \$32,500;

Rockleigh - 2 rural properties sold for an average price of \$503,500;

Sandleton - 1 rural property sold for \$168,000;

Springton - 1 homes sold for \$550,000 – 3 rural properties sold for an average price of \$550,000;

Sunnydale - 1 rural property sold for \$465,000;

Sunnyside - 2 land sales sold for an average price of \$97,500;

Swan Reach - 1 home sold for \$183,000 – 1 land sale sold for \$33,000;

Tailem Bend - 3 homes sold at an average price of \$203,300 – 1 rural property sold for \$825,000;

Verdun - 1 rural property sold for \$845,000;

Walker Flat - 1 rural property sold for \$290,000;

Williamstown - 9 homes sold at an average price of \$360,000 – 4 land sales sold for an average price of \$136,500 – 3 rural properties sold for an average price of \$530,000;

Wongulla - 1 home sold for \$180,000;

Woodlane - 1 home sold for \$520,000;

Woodside - 7 homes sold at an average price of \$451,400 – 1 land sale sold for \$180,000; and

Younghusband - 4 homes sold at an average price of \$327,000 – 1 land sales sold for \$64,000.



IMPORTANT PLEASE NOTE: The attached list of recent sales information has been provided for your convenience and reference only. This information is not intended to be a price representation of any kind. You must not use or rely upon the information in any way when making a decision as to whether or not to make an offer to buy a property, or when making a decision about the price you offer to purchase a property, Brown Havelberg Partners strongly recommends you conduct your own independent inquiries to determine the amount you consider to be appropriate in the circumstances. Also, the recent sales information has been obtained from a third party source and Brown Havelberg Partners does not guarantee or warrant that it is accurate or free from error. Brown Havelberg Partners expressly denies and excludes any responsibility or liability arising from or in connection with any errors, omissions and/or

PROPERTY MANAGEMENT



WANTED

More family homes are required.
Give me a call if you can assist!
Melissa 0438 252 207



Melissa Muster
Your Property Manager
Your Dreams - Our Goals
Phone: 0438 252 207
RLA 46286

Rented

RECENTLY LET PROPERTIES

Location	Bedrooms	\$ Weekly
Mount Pleasant	4	\$300
Mannum	3	\$250
Tungkillo	3	\$220
Mannum	2	\$155
Swan Reach	2	\$180

New Faces



We have recently welcomed Ashley Knott, and Kira-Lee Ancich to our Team. They are committed to providing our clients with the great service they deserve.

And, I am sure that as they settle into the Team at Brown Havelberg Partners you will welcome them and their services.



THE BROWN HAVELBERG TEAM



BROWN HAVELBERG PARTNERS

81 Randall Street
MANNUM S.A 5238
P: 08 8569 1003

DISCLAIMER: F: 08 8569 2321

Surfin' the Pipeline
Birdwood Style - Eat your heart out Kelly Slater, the sheep at Birdwood have the competition nailed.



The information supplied in this newsletter is not nor should it be taken as financial or investment advice, it is merely an unqualified opinion. Potential investors should seek their own independent financial, legal and investment advice from a fully qualified person.

www.bhprealestate.com.au