

Edition 9 2010
Property Management Newsletter



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Your Dreams – Our Goals
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September 2010

What magnificent rain we had during September with a few nice fine days too. Our large dam between Mount Torrens and Lobethal overflowed like a river for the first time in 5 years. The weeds and grass are growing well in the garden, however, my husband needs the grass in the paddocks to hurry up and grow ready for hay cutting. The cows are calving and doing well, with only a few cows yet to calve. Spring is here! Hayfever season is just around the corner, not to mention “Christmas” arghhh The year is flying away from us yet again. Rental enquiries have certainly picked up and I currently have a number of families on a waiting list for suitable properties to become available. If you know of anyone considering renting out their home, purchasing an investment property, or needing an alternative property manager, please give me a call. At this time of year our vacancy rate decreases and the demand increases! If you can assist, give me a call. Take Care!
 Your Property Manager, Melissa Muster



RECENTLY LET PROPERTIES

August 2010

- Mannum 2 Bedrooms \$155per week
- Kersbrook 3 Bedrooms \$300per week
- Springton 3 Bedrooms \$260per week
- Walker Flat 3 Bedrooms \$170per week
- Wongulla 4 Bedrooms \$200per week
- Swan Reach 3 Bedrooms \$180per week

Sept 2010

- Mannum 2 Bedrooms \$140per week
- Mannum 3 Bedrooms \$200per week
- Nairne 4 Bedrooms \$310per week

RENTED

RENTED

Wanted

**More family homes
 are required in the
 Mannum township
 and Adelaide Hills.
 Give me a call if you
 can assist!
 0438 252 207**

Some key points to take out of this quarter's Market Update from the Real Estate Institute of South Australia include:

- Adelaide's median house price has reached \$410,000, while South Australia's is \$380,000
- A record number of properties were sold for more than \$1 million and a record sale of \$6.5m was achieved
- A record number of auctions were held with a 58.7% clearance rate
- A higher than average 8.8% of all properties sold were sold by auction
- Adelaide's median rental price for houses is \$300 per week, while South Australia's is \$280 per week.
- Adelaide's rental vacancy rate is the lowest in three years at 1.06%
- Adelaide's rental yield for houses is at 3.04% while South Australia's is 3.07%
- South Australia's median unit price has reached \$310,000, while the median rental price for units is \$250 per week.

What does this mean for you:-

South Australia is a great place to invest in property!

To download a full Market Report visit www.reisa.com.au



Mannum Waterfalls - 4th September 2010

Spring



Whilst the weather is fine, take a drive through our beautiful Adelaide Hills and consider purchasing a rental property. You may wish to use the equity in your family home to purchase your first investment property, or add to your existing portfolio. We know the Adelaide Hills is a great place to live. Tenants also consider this, and rental properties remain high in demand, in all Hills areas. My vacancy rate remains consistently low for properties in the Adelaide Hills. Remember to choose a Property Manager who offers a comprehensive professional service, such as Brown Havelberg Partners, and one whom you trust and are comfortable with. A good Property Manager will ensure your investment is as hassle free as it can be. I am more than happy to appraise your home for rent or answer any Property Management queries you may have, give me a call.

Enjoy the pleasant Spring weather

Your Dreams – Our Goals

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DISCLAIMER:

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