



NEWS - April 2013

When is the best time to sell your house?

It's the burning question for anybody who wants to sell their house, whether you need to upsize, downsize, or move closer to work, amenities or loved ones. When is the best time to sell your home?

Many people think that waiting for spring will help them achieve a better sale price or sell their house more quickly, as they can take advantage of sunshine, blooming flowers and leafy gardens; however this is also a very popular selling season, which means you'll have more competition. Winter may not seem as attractive, as trees are bare and people may prefer staying cosy rather than attending open homes; however, if everyone thinks this way you're obviously less likely to have as much competition. Astute investors are also more likely to come out of the woodwork in typically 'slower' seasons, to avoid joining the herd and entering bidding wars.

So what does this mean - Is there a best time to sell your home? The short answer is no, and here are the reasons why:

The best time to sell your house will be the time that fits in best with your plans for the future. If you find a dream

property to buy, you will need to sell regardless of the time of year. Our advice is to present your home at its best, regardless of the season, and remember that all other houses forming your home's competition will be facing the same conditions.

There are buyers looking 365 days of the year. People will always need to find a larger home for their growing family, smaller home for ease of maintenance, a house closer to the right school, closer to a new job, etc. There are millions of reasons people decide to move, and everyone is working off different timelines and schedules, so there is absolutely no way all buyers will have the luxury of looking for a sweet smelling garden on the first day of September.

If you're thinking of selling and would like advice about your options, feel free to pop in to our Professionals office for a chat.

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Have your children registered for their local Auskick?

If your children have been happily spending their summer in the swimming pool, or perhaps smashing a few tennis balls or scoring runs on the cricket pitch, you might be wondering with the change of seasons fast approaching, just how you'll continue to help them burn off their oodles of energy.

If your kids love to run around, and you want to find a fun way for them to get some exercise while improving their motor skills and meeting loads of new friends, Auskick might just be what you're looking for. The focus of the program is on participation rather than ability, and according to their website, children involved in Auskick generally develop greater levels of confidence and self-awareness and improved health, fitness and overall well-being.

Registrations are now open for the 2013 season. For your registration fee you'll not only have a winter season full of fun, your child will receive a backpack filled with goodies, including their own synthetic Sherrin football, football pump, cap, drink bottle, magnets, pencils, activity books, plus more!

If you have primary school aged children and would like to know more about getting them involved, please visit the Auskick website at aflauskick.com.au.



Ideas on how to make your rental a home?

When you're renting a house and want to add your own personal flair there are certain restrictions on what you can legally do. Here are our top tips for making your rental house a home – without losing your bond:

- Removable picture hooks are a fantastic invention for tenants. They are available in most supermarkets, and allow renters to decorate their walls with their favourite pictures and then remove all traces when it comes time to leave.
- A change of curtains can bring an entirely new personality to a room. If it's a simple case of sliding the old curtains off the rod and the new ones on, there will be no problem. Just make sure you store the old curtains somewhere free from damp or dust otherwise you may be left with the cost of replacing the originals.
- Some landlords are happy for tenants to re-paint rooms. Again, this is one you will need to ask permission for, even if you plan to re-paint the rooms back to their original colour when you leave.
- If your children have a specific love of all things 'pirate', 'Dora' or 'Thomas', removable wall stickers might just be the solution for you. You can purchase removable wall stickers from online and from many toy shops, allowing you to have a fabulously themed bedroom for each of your children.
- A change of light fittings may be on the cards if you have far simpler or more extravagant tastes than the home's owner. This is again generally quite okay with landlords, as long as you ask their permission, and promise to keep the originals safe and replace them when you leave.
- Potted plants are a great way to bring some greenery to a home, particularly if you're in a unit or have a balcony that needs a lift. A herb garden in the window sill will also add a splash of life to your kitchen... not to mention some zing to your cooking!



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