



NEWS - MARCH 2014

How to Ensure Good Resale Value When Buying Real Estate?.....

If you're looking to buy, but want to make sure the home you're buying will leave you with a profit if you need to sell in the next five years, it can be a very tough decision. Do you go for the perfect house, the worst house in a great street, the 'renovator's delight'? These days, with more and more Generation Y'ers choosing to rent rather than make the leap into first home ownership, the property landscape is changing. While there are still buyers for every price bracket, the days of competing for doer-uppers is no longer a guarantee.

So how do you buy, secure in the knowledge that your home will be able to make you a profit when it comes time to sell? If you're tossing up between the worst house in the best street or your dream home in a worse spot, it can be really tricky. First of all, there are no guarantees. But a general rule of thumb, which you may have heard once or twice before, is 'Location Location Location'. Sacrificing a little on creature comforts to be in a great area can certainly ensure you turn a tidy profit, providing the house has potential.

Generally sticking close to good schools, being in a convenient location to public transport, and not having to drive for miles to the nearest shopping centre will all work in your favour. As a buyer, it should be quite easy to think like a buyer - if you want your kids to go to a good school, the chances are so will others. If you don't want to fight traffic every morning to get

to work, you're probably not alone. A pretty and convenient location will generally do well on the market, and if you can make small improvements to the house, chances are you won't lose on the return.

Unfortunately, real estate is a dynamic market, and there are no guarantees. It's important to understand local market trends, and to be aware of the recent sales history of different areas. We recommend coming in and chatting to our Professionals Real Estate team before making your decision, as we can help you through the intricacies of our local market, and ensure you know everything you need to know before diving in.

If you're thinking of buying, and want to make the best decision for your family as well as your hip pocket, come and chat with our team at Professionals Real Estate today.

proudly supporting

BREAST CANCER RESEARCH

Save Money with an Extra Inspection.

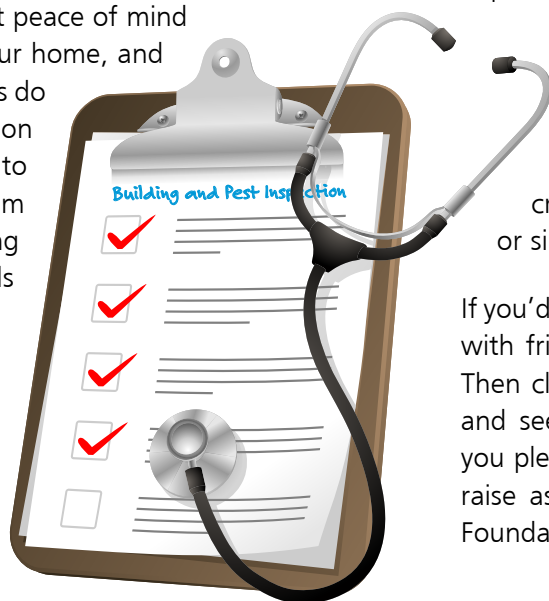
We all know about property inspections and open homes, but there's another type of inspection that all buyers can easily organise that could potentially save a lot of drama and headaches post-purchase. Having a pest and building inspection completed prior to signing on the dotted line will give you peace of mind that you're getting what you're paying for, and ensure you don't wind up with a well styled home that's actually full of problems just below the surface.

A building and pest inspection will cost you a fee, but we believe this is a small price to pay when you consider the enormity of the investment you're making when you buy a home. Whether the house is going to be yours to live in and you want to reap the benefits of living in a sound house, or you're buying it as an investment and don't want the hassle of maintenance issues and fed up tenants, it only makes sense that anyone buying a house wants to do so without coming up against nasty surprises down the track.

If you are planning to buy at Auction, remember the building and pest inspection will need to be done prior to the Auction time, as you will not have the luxury of adding an additional clause on the contract once the hammer goes down.

If you are selling real estate, it's a really good idea to have your own building and pest inspection done prior to putting your home on the market and making it available for buyers to peruse. This has two large benefits, firstly, it will give buyers instant peace of mind as they look through your home, and secondly, if any problems do show up in the inspection you will know in time to do something about them - before buyers are trying to negotiate thousands off the price.

If you have any questions about buying or selling real estate, please feel free to contact our friendly team today.



Be Brave and Shave!

This year between March 13 and March 16 people from across the country will be shaving, colouring or waxing for a wonderful cause, and we'd like to urge everyone to register. It's the World's Greatest Shave, where everybody is invited to get a new 'do while helping to raise much needed money for blood cancer research at the same time.

According to theworldsgreatestshave.com website, today, 31 Australians will be given the devastating news that they have leukaemia, lymphoma, myeloma or a related blood disorder. That's more than 11,500 people in 2014. World's Greatest Shave is your chance to help them by committing to shaving or colouring your hair between March 13-16, and asking sponsors to help you raise vital funds for the Leukaemia Foundation's important work.

If you're not sure where to start, or can't stand the idea of shaving your locks, don't worry - there are lots of ways to show your support for this worthy cause. You can host a shave, create a fundraiser at work or school, volunteer, or simply donate money yourself.

If you'd like to help, please start by sharing your thoughts with friends and family. The more support the better! Then click over to the World's Greatest Shave website and see how you can help. Registering now will give you plenty of time to drum up support, and ensure you raise as much money as possible for the Leukaemia Foundation.



VISIT US ONLINE AT WWW.PROFESSIONALS.COM.AU