



# BRENTON POPP'S SOUTHSIDE PROPERTY NEWS

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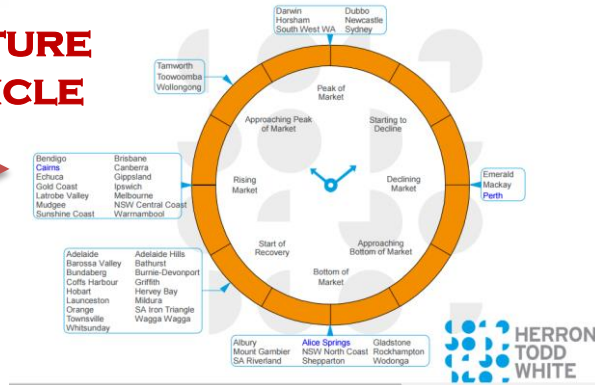
JUNE 2015

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## FEATURE ARTICLE

### HERRON TODD WHITE SAYS CAIRNS IS IN A RISING MARKET

The Cairns market is now in the "rising market" stage of the HTW Property clock! This is great news for Cairns home owners, with building approvals up over 40% in the last 12 months Cairns economy is not only recovering but starting to reach new heights. For buyers out there looking to purchase a new property now may be the time to get into the market. Cairns has new developments starting in almost all suburbs and there is a property out there to suit all buyers.



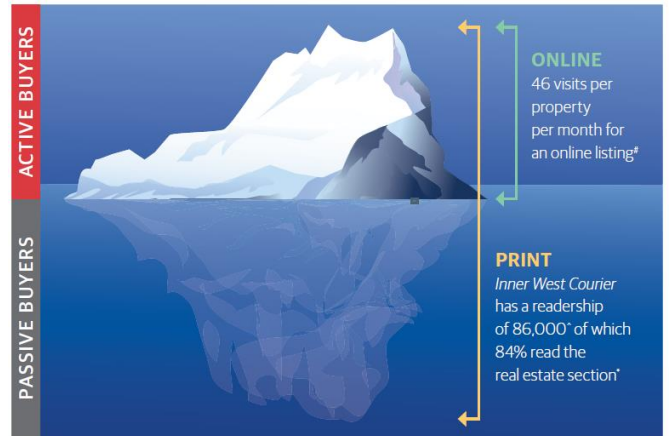
## SELLING TIPS

### Invest up to 1% in marketing

If you want to achieve the highest possible price for your property you need to make sure that all potential buyers have the opportunity to view it,

*"A good general rule of thumb is to spend 1% of your property's value on marketing.*

*Organise your marketing to appear in the first 21 days as that's when listings get the most attention."* John Mcgrath



Suburb profile: Marrickville, NSW

Exert from Adrew Winters "Top Dollar"

## POPPY'S PROPERTY OF THE MONTH

## 3 FROST CLOSE

4 Bedrooms, 2 Bathrooms and double lock up garage and 2 bay shed!

Do you like to entertain family and friends?

Then this is your new home! Situated on a large 854sqm block in a sought after quiet and safe cul-de-sac this Entertainer's delight has it all!

Inside the home is in pristine condition, the versatile floor plan will accommodate all your family's needs. It is Air conditioned, insulated and fully security screened providing you with the ultimate security, privacy and comfort. For the head chef we have quality appliances and Gas cooking, treat your guests to a meal on the outdoor entertainment area overlooking the beautifully manicured gardens. Then relax and unwind in the private undercover heated Spa! (Optional with purchase)



# LOCAL RESULTS

# EDMONTON

April 2015



6 Coates st	\$316,000
3 Frost cl	\$305,000
1/2 Australis cl	\$247,500
2/2 Australis cl	\$247,500
5/52 Vickers st	\$209,254



May 2015

5 Mcphail st	\$400,000
13 Galaendra st	\$350,000
18 Zarr st	\$279,000
84 Mallicoola st	\$340,000
17 Massey st	\$385,000
28 Cattleya cl	\$280,000
151 Isabella rd	\$310,000
8 Cattleya cl	\$305,000
2 Otto cl	\$305,000
63-65 Plantation rd	\$615,000



## UNDER CONTRACT AFTER 2 WEEKENDS!

24 Clarke Street – Full Duplex



In just two weeks the property received 3 offers and is now under contract!  
 If you want your property sold quickly, you need to price it accordingly to the market and not listen to that one agent that comes through and says he will get you \$50,000 more than the other agents. All that will do is diminish your chances of getting the best result. Secondly you need to do the right marketing for the property, ask Brenton what he suggests to market your property and you will be surprised at how much work he does for his vendors! Finally you need a skilled negotiator, when it comes to the crunch you must have someone who knows how to negotiate. Brenton was able to negotiate a further \$20,000 more from the buyer before pen even hit paper! That was enough to get the property sold without the usual back and forth between buyer and seller. You must have an agent that understands negotiating and is working hard for you.

## WANT TO EARN \$500?

How would you like to earn **\$500** just by picking up the phone??  
 Who do you know in your circle of friends and family that is thinking of selling their property? Refer them to me and upon settlement of the property I will pay you \$500 cash!



It's that simple! So put your thinking cap on as there is no limit to how many people you refer! Call Brenton today on 0409 156 706

## SUBURB REPORT

Bentley Park

As you can see from the graph below, the number of home sales in Bentley Park is on the rise. With the rise in volume also comes a rise in the average sale price. Demand is high at the moment with listings in short supply, the competition is quickly being snapped up by the buyers.

