

James Crowder
COMMUNITY REAL ESTATE

NEWS

FOR SALE



3 Barton Dve, Mount Eliza

FOR SALE



24 Beluga St, Mount Eliza

FOR SALE



15 Merrigal Crt, Frankston Sth

FOR SALE



35 Chetwyn Crt, Frankston Sth

AUCTION 10 JULY AT 12



43 Wimborne Ave, Mount Eliza

FOR SALE



4 Kyup St, Mount Eliza

Should I wait for Spring or plan my move now?

This winter may be the best time to capitalise on your most valuable asset. We have just experienced one of our busiest and most productive quarters in real estate sales. This has left us with an acute stock shortage of properties.

We expect demand of sales to remain high and growth to continue in the short term. However there are a number of factors that may have an effect on our market place within the near future. They include :

- Changes to the first home buyer bonus on the 30th June.
 - Changes to foreign investment legislation, effective immediately.
 - The projected rises in interest rates.
 - Employment levels.
 - The impending State and Federal elections.
- Historically this is when the market stalls for a short period as investors "fence sit" to monitor the elected Government's policies.

Our personal opinion is that the current property market has or is near reaching its cyclical peak and that all these factors can influence your property portfolio if you're considering buying or selling.

**Community Real Estate Donations
 EXCEED \$90,000.00**










Proudly we are the only Community Real Estate Agency in Australia that is committed to donating a percentage of our fees to our local community.

If you have not received a donation from Community Real Estate and you have a registered charity or group contact our office to be eligible for a donation.

Building a Stronger Community Spirit

9708 8667

RECENT SALES

 1/9 Beatty Pde, Mornington	 11 Meadow Lane, Mount Eliza	 3 Bright Cres, Mount Eliza
 8 Jacksons Rd, Mount Eliza	 10 Brian Crt, Mount Eliza	 Humphries Rd, Frankston Sth
 4 Pamela Crt, Frankston Sth	 11 Volitans Ave, Mount Eliza	 5 Otaria St, Mount Eliza

WHAT IS MY PROPERTY WORTH IN TODAY'S MARKET?

Please complete the following contact details and fax back to us on 9708 8669, mail it or drop it into our office. Alternatively feel free to send us an email. We will personally contact you to arrange an inspection

Phone: (day time) _____

Phone: (after hours) _____

Email: _____

Please complete the address details for the property you wish to have appraised.

Name: _____

Address: _____

9708 8667

Thinking of selling, think **Community** Real Estate