



Real Estate Matters

Sales

Auctions



85 Haig Street, Maroubra

Auction: 6.30pm Wed 24th August
Crowne Plaza, Coogee Beach
View: Thurs & Sat 12.00 - 12.45pm

Jason Malouf 0411 725 757
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j.malouf@rwre.com.au



52 Hardie Street, Mascot

Auction: Saturday 13th August
On Site at 12.00pm
View: By Appointment or As Advertised

Paul Thomas 0419 124 249
02 9669 5066
p.thomas@rwre.com.au

Recent Sales



65A Dwyer Avenue, Little Bay

49 Mermaid Avenue, Lurline Bay

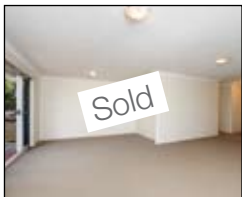
6/23 Anniversary Street, Botany



44 Midelton Avenue, Nth Bondi

59/15 Begonia St, Pagewood

1/5 Podmore Place, Hillsdale



49/1 Gloucester Pl, Kensington

11 Araluen Street, Kingsford

1/623 Anzac Pde, Maroubra

Feature Property



Maroubra 58 Marine Parade

Spacious home on 556sqm approx ocean-front block

Situated at the quiet northern end of Marine Parade near Lurline Bay and close to the coastal walk, this generous family home captures gorgeous coastline and water views over Mahon pool and the Pacific ocean from both levels. Living beautifully for a contemporary family as is, with multiple living areas, lge bdrms & a substantial covered alfresco dining area. Set on a level 556sqm approx block with 2C development zoning, it is an amazing opportunity that will appeal to owner-occupiers and developers.

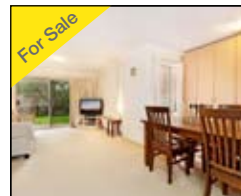
- Four double bedrooms, BIW's plus study
- Formal lounge & sitting area with ocean views
- Spacious granite gas kitchen with ss appliances
- Upstairs casual living with air con, sunroom with views
- Large private grassed backyard with sunny aspect
- Double lock-up garage plus store room, alarm
- Close to Maroubra beach, cafes and restaurants

Auction 6.30pm, Wed 24th August, 2011
Crowne Plaza, Coogee Beach

View By Appointment or As Advertised

Contact **NADER HOTAIT 0402 63 63 20**

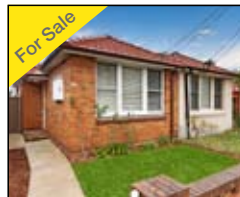
Investment Properties For Sale



27/108 Boyce Road, Maroubra

97/1 Gloucester Pl, Kensington

86A Little Bay Road, Chifley



1A Garden Street, Eastlakes

56 Dransfield Avenue, Mascot

6/6 Fraters Avenue, Sans Souci

Maroubra/South Coogee 8347 6000
781 Anzac Parade
Maroubra 2035 NSW

Mascot/Rosebery 9669 5066
Shop 114, 747 Botany Road
Rosebery 2018 NSW

Commercial South Sydney 9317 2800
747 Botany Road
Rosebery 2018 NSW



Real Estate Matters

Rental

BIS Shrapnel forecasts residential recovery

Released 28 June 2011

Despite many capital cities recording a decline in median house prices in the year to March 2011, industry analyst and economic forecaster, BIS Shrapnel, is not expecting a property price crash.

The company is forecasting steady prices through 2011, with some capital cities, including Sydney showing moderate price growth over the following two years to 2013.

"The combination of weaker demand, a more uncertain economic outlook, weak consumer confidence and prospects of further interest rate rises has resulted in weaker house prices."

BIS Shrapnel has forecast Sydney's median house price to be \$640,000 in June 2011, which represents a one per cent rise over 2010/11, following a 14 per cent increase in 2009/10.

New dwelling construction in Sydney bottomed out at 50 year lows in 2008/09, which has been evident in the low vacancy rates and strong rents rises in recent years. Although new dwelling commencements have begun to recover, the low starting point means it remains below the level required by population growth, which means low vacancy rates and solid rental growth will continue.

This deficiency will eventually encourage investors back into the Sydney market.

BIS is also forecasting total price growth in Sydney over the three years to June 2014 to be 18 per cent, or a moderate 5.7 per cent per annum.

Tenancy Legislation Change

The revised New South Wales Residential Tenancies Act was implemented on 31st January 2011.

Here's a quick list of what you need to know if you're selling tenanted properties in NSW.

Section 53

- A tenant must be advised with 14 days advice in writing of the proposed sale
- The tenant and agent should work together to agree on inspection times in advance



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0413 117 773



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Important note: The information in Ray White Maroubra's monthly newsletter has been compiled from sources we consider reliable and given in good faith. All endeavours are made to ensure Ray White Maroubra's Newsletter is current and accurate however, we make no representations or warranties as to its accuracy, reliability, completeness or currency of the content. Readers should seek their own independent professional advice before making decisions.

Ray White

- A tenant may now make claim for stolen or damaged belongings at tribunal

Where the tenant and agent cannot agree on the process for the sale of the property, the following rules can be insisted upon by the tenant;

- Limit of two inspections per week
- A tenant may require a copy of the notice issued for access
- 48 hours notice required for each inspection of the property

Fantastic Response to Electronic Displays



A fantastic response has been received from vendors, landlords, buyers, tenants and the general public.

Earlier this year 10 high quality colour digital display units were installed in our front office window display. 8 of these units were installed together to form a large digital wall. This wall allows us to present your property in state of the art dynamic colour formats. We can combine any number of the monitors, in any configuration and orientation to show a large single property image or video or multiple images and videos. We believe that we now market your property to the public in its most dynamic format yet achievable.

The marketing of all our residential, commercial and industrial properties for sale and for lease have been included in our displays. The displays further allow us to make sure that your property is available to be viewed in all light conditions, seven days, 24 hours per day.