

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

From our Property Management Team



REMINDER Appointment Times

If you need to speak with a member of the property management team at our office regarding your property or tenants, please ensure that you arrange an appointment time. We are often out of the office on routine appointments and we know there is nothing more annoying than having to wait to be seen.



IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. If your property is currently listed with another agent, please disregard this communication.

Melbourne Storms - 6th March 2010

The Knox municipality is Victoria's hardest hit single local government area by 6th March 2010 storm and rain damage, facing 50% of the State's emergency calls. A Municipal Emergency Coordination Centre (MECC) at Knox City Council in Wantirna South has been operating in support of the State Emergency Services (SES) units now responding to a large number of requests for assistance.

We at Hill Real Estate have contacted a tenant at each property to ensure that all storm damage has been reported to our office and maintenance has been actioned.

Community Information Sessions

The Emergency Management Recovery team is planning for two Community Information Meetings in coming days to support those affected by the recent storm damage.

The meetings are being hosted as information opportunities for affected residents. The sessions

will be managed by Council's emergency management staff and will include representatives of other key agencies for both general and specific enquiries. The sessions are aimed to provide ongoing information and support to affected residents.

As with other natural disasters, communities have found these events to be key *recovery and rebuilding* opportunities when residents can have their specific needs met with the most up-to-date information.

**Wednesday 24 March
7:30-9:00pm**

Rowville and Ferntree Gully Anglican Church, 131 Taylors Lane, Rowville.

**Thursday 25th March
7:30-9:00pm**

Knox Civic Centre, 511 Burwood Hwy, Wantirna South.

Street Sweeping

To assist with the cleanup, Council has also engaged additional street sweepers. The street sweepers are being deployed to the most affected streets. The street sweepers are being supported by crews who are removing silt, mud and other flood debris from roadways.

IN THIS ISSUE

- Melbourne Storm – 6th March 2010
- What is your investment property worth?
- Don't ask "Would I live there?"
- Mortgage rates going up



What is your investment property worth in the current market?



The statistics and the media are indicating that property prices are on the rise in many areas throughout Australia.

If you would like a complimentary, 'no obligation' market appraisal of your investment property, please feel welcome to contact our office.



Darren Hill

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Don't ask "Would I live there?"

INVESTMENT TIP

When searching for an investment property, don't fall into the trap of asking "Would I live there?"

Often your tastes in a property can be very different from a tenant's

needs and likes within a particular area.

SOME KEY FACTORS THAT YOU SHOULD FOCUS ON WHEN CONSIDERING THE PURCHASE OF AN INVESTMENT PROPERTY ARE:

- Are the rents affordable within the average to medium price range?
- Has the area shown a solid history of steady rental demand from nearby industry, educational, medical or commercial office workers?
- Does the area provide good access to shops, transport, schools, churches, sporting and other facilities in keeping with the profile of the local population?

If you can answer yes to the above then you are on course to making a sound investment decision. ■



Mortgage Rates Going Up...

Time to fix – Yes or No?

Oh... to have a property crystal ball so we could see into the future of the property market.

It is a hot topic with many property owners and investors – whether to fix their mortgage or leave it as a variable rate.

While we are not financial advisors and strongly recommend that you seek independent advice on the best options for your circumstance, we do, however, suggest that you consider splitting your loan/s to edge a two-way bet of fixed and variable.

Now is the time to look at all of your finance options to ensure that you are maximising your return and getting the best possible loan. One quick call to your bank or financial advisor could save you \$10,000+ in interest payments. ■

Properties recently rented

Keeping you updated on the local rental market

HOUSES

Fleetwood Drive, Narre Warren

\$310 per week

3 beds, 2 living, 2 bath, 1 garage

Reserve St, Berwick

3 beds, 1 living, 1 bath,

Gath Court, Rowville

\$320 per week

3 beds, 2 bath, 1 living

Amelia St, Knoxfield

\$330 per week

4 bedroom, 2 baths, single carport

Flower Street, Ferntree Gully

\$360 per week

3 beds, 1 living, 1 bath, 1 garage

Parklands Close, Ferntree Gully

3 beds, 2 living, 2 bath, 2 garage

Glenisla Way, Berwick

\$380 per week

3 beds, study, 2 living, 2 bath, 2

garage

UNITS

Hamilton Rd, Bayswater North

\$290 per week

2 beds, 1 living, 1 bath, 1 carport

Jackson Rd, Wantirna South

\$330 per week

3 beds, 1 bath, single garage

Dorothy Grove, Ferntree Gully

\$330 per week

3 beds, 2 bath, 1 living, 1 garage