



04007 40225

[www.vlpropertypartners.com.au](http://www.vlpropertypartners.com.au)

### POSITIVE INFLUENCES on SALES AND RENTAL ACTIVITY IN THE PERTH METROPOLITAN AREA

#### GOOD NEWS FOR INVESTORS

Have you checked out the REIWA homepage recently? We do at least once a week. We have watched the properties "FOR SALE" come down from Recession Times of over 18,000 properties listed to today's low of 10,777 being marketed TODAY. Every expert we talk to about Real Estate and property values tell us that under 10,000 properties on the Market in Perth means that prices will stabilize and possibly start to rise again.

What does that mean to you? It means there won't be a better time than right now to use your hard earned dollars to buy Investment Property in Perth!

Another very interesting statistic is the extremely low Vacancy Rate of 1.9% on rental property in Perth. The average weekly rent has risen again to \$440.00 per week. It wasn't very long ago, that for an investment of say \$300,000 you could expect to get \$300 per week in rent. TODAY for \$360,000 you can expect to achieve and approximate rent of \$410 per week. This represents a return on your Investment of 5.92%



#### CHANGES TO THE RESIDENTIAL TENANCIES ACT

Changes are still not confirmed and it looks like going beyond October before we know what these changes will involve. We have received a document detailing the proposed changes and expect that there will be some serious debate on the issues raised. Rest assured that we will help you to clarify the changes, advise you of any impact they may have and ensure our systems and procedures accommodate the new rulings. Sorry not to be able to tell you more right now.

#### OUR WEBSITE NEWS

What a response !!! a HUGE thank you to all those people who have checked out our Website and told us what a fantastic job Martin French has done. We are very proud of our connection with one of Perth's finest Web Designers. We would love to keep him a secret just for us, but that is not fair.....give us a call if you would like to get in touch with Martin.

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#### REIWA Real Facts

Week ending 15 Aug 2012. Real Facts is also available on REIWA's iPhone app

#### Property Sales for Perth

##### Last Week

| House | Units | Land | Total |
|-------|-------|------|-------|
| 554   | 153   | 120  | 827   |

##### 4 weeks ago

764

##### Same week last year

504

#### Top Selling Suburbs

| North of River |    | South of River |    |
|----------------|----|----------------|----|
| Balga          | 14 | Rivervale      | 11 |
| East Perth     | 13 | South Perth    | 11 |
| Yokine         | 11 | Thornlie       | 11 |

#### Property Listed For Perth

##### Listed For Sale

| House | Units | Land  | Total  |
|-------|-------|-------|--------|
| 6,479 | 1,938 | 2,360 | 10,777 |

##### Listed For Rent

2,439

#### Three months to July 2012

Median Rent: \$440/wk  
Vacancy Rate: 1.9%  
Source: reiwa.com.data



**\$360,000.00**  
**Rent for \$410.00 p/w**

**VILLA**

3 x Bedrooms  
 2 x Bathrooms  
 Stunning Granite Kitchen  
 Large open-plan living  
 Double Remote garage + Storage area  
 Enclosed Courtyard  
 Ducted Evaporative Air-conditioning  
 Gas bayonet  
 Rendered Exterior  
 Tiled Roof  
 Sculptured Carpets in Bedrooms

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 Timber-look Vinyl Planking

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**EXECUTIVE TOWN HOUSE**

Three large Bedrooms  
 Three Bathrooms - beautifully presented  
 Chef's dream kitchen with quality European appliances  
 Double remote Garage and large storage area  
 Enclosed Courtyard  
 Ducted Reverse Cycle Air-conditioning—top of the range  
 Solid wood flooring  
 Quality sculptured carpets  
 Stunning staircase with bright steel balustrades

**\$595,000.00**  
**Rent for \$540.00 p/w**



**\$345,000.00**  
**Rented for \$340.00 p/w**

**DEVELOPMENT POTENTIAL**

3 Bedrooms  
 1 bathroom  
 Lounge/  
 Dining/  
 Kitchen  
 Ducted  
 Evaporative  
 Air-  
 conditioning  
 Security



**INVESTMENT GOLD**

3 Bedrooms  
 2 bathrooms  
 Large Granite Kitchen  
 Open-plan Dining and family living  
 Split System Air-conditioning  
 New Carpets Throughout  
 Secure Complex  
 Big Balcony  
 Double Garage and Separate Store  
 Gas Storage How Water System  
 Currently Tenanted and Managed

**\$460,000.00**  
**Rented for \$490 p/w**

