

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

SOLD IN 1 WEEK!

\$18,000 Above Listed Price!



For full details

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- Investors are back!
- Padstow takes out top honours



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We are open 7 days a week!

No.1 Office in Australia

Professionals Real Estate Group acknowledges:

Chambers Fleming Professionals Padstow as the Professionals No. 1 Office in Australia

Investors Are Back, Listings Needed Now

A quick sale above the listing price is every seller's dream. According to Chambers Fleming Professionals Padstow's Bill Kordos it's a dream that can easily come true in the current market where demand is exceeding supply.

Bill proved the point recently when he sold an Orient Road, Padstow property in just a week for \$18,000 more than the \$519,000 listing price.

During the week Bill hosted 26 inspections and took six offers, boosting the price to \$537,000 and proving there is currently an inordinate demand for good value properties in excellent locations.

"We're not talking about a mansion here either," Bill said. "Rather, it was an original three bedroom family home and many saw that as a real advantage as it offered the potential to renovate and reap the rewards in terms of capital growth and that all important equity.

"The people inspecting this property ranged from first home buyers to investors as the advantages it offered applied equally to both groups."

Chambers Fleming Professionals Padstow Principal, John Owsnett, said that while some market areas may be struggling, Padstow was a popular suburb where just about every property was close to amenities.



He said that at the end of 2011 there was a rush as young buyers sought to get established before the stamp duty concession ended.

"Now January has kicked off with a strong resurgence of investors in the market, people are looking for good old fashioned bricks and mortar security in the face of the european debt crisis and the uncertainty it has brought to traditional investment areas such as share trading.

"We currently have an embarrassment of riches in terms of the number of people

coming into our office almost daily seeking investment properties and we desperately need new listings," John said.

Bill Kordos concurred, adding that the \$400,000 to \$650,000 range seemed the most popular.

"Potential sellers should not be deterred if their property is far from bright and shiny either he said. Buyers are still looking for good value and any property with renovation potential will be snapped up quickly," he said.

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Why not let our team of professionals help you sell your property?

Call us on **9771 4555** and rest easy.

We are open 7 days a week!



John Owsnett
Director
0417 000 045



Joy Owsnett
Director



Belinda Owsnett
Office Manager
Residential Sales
0417 433 313



Todd Owsnett
Sales Manager
Residential Sales
0404 429 103



Bill Kordos
Residential Sales
0412 444 500



Darren Musgrave
Residential Sales
0410 411 111



Nick Wiedner
Residential Sales
0406 680 817



Dean Owsnett
Property Manager



Liz Robinson
Property Manager



Michelle Marfutenko
Property Manager



Jason Tran
Property Manager



Joshua Sammut
Property Manager



Aimee Belgre
Reception



Hayley Veless
Reception

Professionals Upgrades Websites

Chambers Fleming Professionals Padstow has upgraded its website to help property lovers in the Padstow to Milperra area to find what they are looking for.

Agency Principal John Owsnett said the new website was designed to help make life easier for both buyers and sellers in the local market.

"Our new website has a range of new features that are designed to help sellers get maximum exposure for their properties and help buyers find their dream home," said Agency Principal John Owsnett.

"The new features include a way that buyers will be able to compare properties in simple table format and there will also be a large resources database covering everything from investment to property management.

"There are also a range of calculators and links to our social media activities."

He said the company's new-look website was part of the agency's ongoing push to provide better services to its clients.

Professionals Real Estate Group chief executive, Glyn Morgan, said the new and improved websites were being rolled out throughout Australia and our Padstow office was one of the first agencies to adopt the new system.

"John Owsnett and the team from Professionals Padstow have always been proactive in the real estate industry in the region and it was no surprise to me that they quickly embraced the changes," said Mr Morgan.

The office also has a Business page on Facebook for customers to follow, to keep up to date with what is happening in the local area and in the real estate market. Join them at www.facebook.com/professionalspadstow or view our website at www.professionalspadstow.com



We are open 7 days a week!

URGENT!! TO ALL RESIDENTS



As you may be aware, some very high prices have been obtained in your area, due to enormous buyer demand. We are currently providing **FREE MARKET OPINIONS** for the residents of your street. This opinion is totally **FREE OF CHARGE** and there is absolutely **NO OBLIGATION** whatsoever.

It is part of our service to the community to give you an idea of what your property might attract in the current market. So, if you have five or ten minutes to spare, you can find out exactly what our opinion is of the estimated sale price of your property. **PHONE US ON 9771 4555 TODAY**

Follow us on Facebook: facebook.com/professionalspadstow Number 1 Professionals Office in NSW - 2007, 2008, 2009, 2010. Number 1 Professionals Office in Australia - 2011.

Professionals Padstow Take Out Top Honours At Awards Night

Chambers Fleming Professionals Padstow staff walked away with the honours from the annual Professionals Black Tie Awards Night.

It was an incredible night for the team with the awards rolling in, including the highest honour of the evening.

This was the Professionals Office of the Year for 2010-2011, for the whole of the east coast of Australia.

The award recognises Professionals Padstow as the most outstanding office across all sales and property management performance categories.

Todd Owsnett, Sales Manager at Professionals Padstow, who has a Commerce Degree from Sydney University and is a qualified Chartered Accountant, was also greatly honoured in receiving the national Professionals Salesperson of the Year Award, ranking him as the number

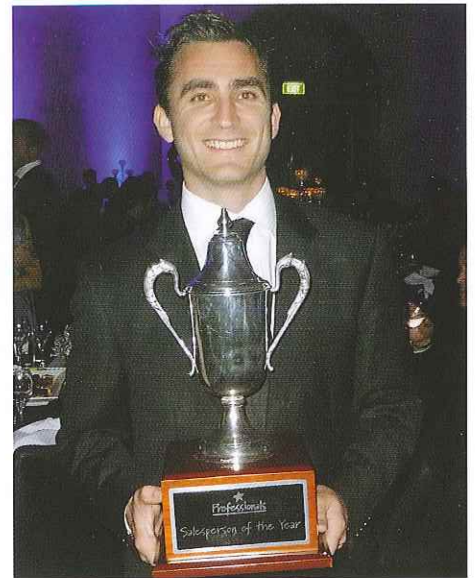
one Sales Agent amongst Australia's elite sales professionals.

Todd defeated nearly 2,000 other salespeople from Professionals offices throughout Australia for the title.

And there were more honours to come. Belinda Owsnett, Bill Kordos and Darren Musgrave were each also placed in the top 2% of all salespeople, and inducted into the \$100 million dollar club.

"Professionals Real Estate Group is one of Australia's largest and most successful real estate networks, so it is always exceptionally pleasing to win an award like this," said agency principal John Owsnett.

"I am very proud of what we have achieved this year but I want to point out that we could not have done this without the support of the local community and the support of all staff, and our families."



Professionals Real Estate Group chief executive officer, Glyn Morgan, said real estate agents throughout the network were very competitive, with the result that it was a major achievement to win the group's top annual awards.

"These awards are recognition of a standard of excellence in property that is among the best in the nation," said Mr Morgan.

For real estate advice from an award winning team, contact Chambers Fleming Professionals Real Estate on 02 9771 4555.

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Professionals

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2 Faraday Road PADSTOW NSW 2211
phone: 9771 4555 fax: 9773 9581
email: john@professionalspadstow.com.au
web: www.professionalspadstow.com.au
Follow us on Facebook:
facebook.com/professionalspadstow

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