

Chambers Fleming Professionals Padstow Publication

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

MAJOR AWARD TO LOCAL AGENCY!

Professionals Padstow take out top honours at awards night



For full details **SEE PAGE 3**

In this Issue of Property News:

- Recent sales
- Major award to local agency!
- New laws for landlords and tenants



Professionals

chambers fleming padstow

9771 4555

www.professionalspadstow.com.au

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

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.

www.professionalspadstow.com.au

Professionals
chambers fleming padstow

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

Agent's Advice Scores Vendors \$25,000 More

Two vendors shared a \$25,000 bonus recently thanks to their willingness to bow to the expertise of their agent Todd Owsnett.

Both were in the same tempting position - able to sell their homes the first day on the market for amounts only slightly less than their respective asking prices.

Todd, who was recently recognised as Australia's leading Professionals Real Estate agent, argued against the offers, standing firm in his belief that an open house would bring out more buyers and result in a better return.

On consecutive weekends his market knowledge proved itself beyond the wildest dreams of the vendors.

8 Kennedy Street, Panania was listed for \$595,000 and sold for \$616,000, a whopping \$21,000 bonus.

95 Victor Ave, Picnic Pt, which had been listed for \$619,000, achieved \$4,000 more when it sold for \$623,000.

95 Victor Ave, Picnic Pt



8 Kennedy Street, Panania

Postcode 2213 on Fire!

"The offers on both properties on the first day were for amounts only slightly less than the asking prices. But I was positive that holding the first open houses would pay dividends." Todd said.

It is an understatement to say the owners were pleased. Both praised Todd's professionalism and his willingness to go the extra yard for them.

They weren't the only ones impressed. The results were not lost on the owners of neighbouring properties.

The last few months have seen some outstanding results in the 2213 postcode area by the multi award winning team at Professionals Chambers Fleming Padstow with a bag of sales, silencing any rumours that the market is slow.

Todd said that as a result of these local sales, his office currently has an excellent database of qualified buyers looking to purchase in the area.

We are open 7 days a week!

URGENT!! TO ALL RESIDENTS


Professionals
chambers Fleming padstow

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](https://www.facebook.com/professionalspadstow) **Number 1 Professionals Office in NSW - 2007, 2008, 2009, 2010.**
Number 1 Professionals Office in Australia - 2011.

SOLD**Professionals**chambers fleming
padstow**9771 4555**

www.professionalspadstow.com.au

OPEN 7
DAYS**THE FOLLOWING ARE SOME
RECENT SALES BY MY OFFICE**

Property	Price
3 Anne Street, Revesby	\$486,000
24 Raftree Street, Padstow Hts	\$492,000
20 Leader Street, Padstow	\$621,000
35 Fromelles Avenue, Milperra	\$489,000
45 Faraday Road, Padstow	\$565,000
34A Norman Street, Condell Park	\$460,000
10 Robb Street, Revesby	\$585,000
17/15 Bryant Street, Padstow	\$438,000
2C Kennedy Street, Panania	\$642,000
28 Alamein Avenue, Revesby	\$580,000
82 Bransgrove Road, Revesby	\$570,000
14 Mahnken Avenue, Revesby	\$535,000
17 Astley Avenue, Padstow	\$625,000
47 Dernancourt Parade, Milperra	\$575,000
105 Brunner Road, Yagoona	\$445,000
17/28 Cairns Road, Riverwood	\$407,000
60 Sphinx Avenue, Revesby	\$777,000
34 Polo Street, Revesby	\$495,000
42 Greenway Parade, Revesby	\$610,000
8 Morotai Road, Revesby Hts	\$542,000
27 Richmond Ave, Padstow Hts	\$653,500
60 Faraday Road, Padstow	\$541,200
74 Centaur St, Revesby Hts	\$620,000
13 Chamberlain Road, Padstow	\$635,000
21. Garnsey Avenue, Panania	\$675,000
1 Libera Avenue, Padstow	\$630,000
19 Polo Street, Revesby	\$510,000
11 Matthews Avenue, East Hills	\$535,000
78 Malvern Street, Panania	\$585,000
25 Johnson Close, Bonnett Bay	\$1,715,000
1/94 Hydrae Street, Revesby	\$495,000
2/99 Mackenzie Street, Revesby	\$500,000
66 Beaconsfield Street, Revesby	\$550,000
13 Carrington Street, Revesby	\$492,500

Property	Price
5/105 Faraday Road, Padstow	\$520,000
7/99 Mackenzie Street, Revesby	\$545,000
82 Chamberlain Road, Padstow	\$540,000
32 Carrington Street, Revesby	\$590,000
5/99 Mackenzie Street, Revesby	\$530,000
14 Austin Boulevard, Picnic Pt	\$637,500
90 Doyle Road, Padstow	\$510,000
10 Carlene Avenue, Padstow	\$530,000
1/116 Gibson Avenue	\$457,000
2/52 Ely Street, Revesby	\$435,000
35 Carinya Avenue, Picnic Point	\$712,500
20 Vega Street, Revesby	\$589,000
74 Alma Road, Padstow	\$570,000
21/8 Swan Street, Revesby	\$375,000
3 Kiama Street, Padstow	\$560,000
653 Henry Lawson Drv, East Hills	\$470,000
24A Dravet Street, Padstow	\$613,000
2/32 Claremont Crt, Wattle Grove	\$420,000
2/57 Wattle Street, Punchbowl	\$425,000
18 Kelvin Parade, Picnic Point	\$555,000
34 Polo Street, Revesby	\$485,000
13 Lithgow Street, Yagoona	\$515,000
78 Marshall Street, Bankstown	\$710,000
26 Raine Road, Revesby	\$518,000
12 Berkley Avenue, Padstow Hts	\$525,000
3 Macpherson Street, Revesby	\$577,000
1/84 Centaur Street, Revesby	\$525,000
51 Orient Road, Padstow	\$500,000
3/99 Mackenzie Street, Revesby	\$520,000
6/99 Mackenzie Street, Revesby	\$520,000
2/80 Clancy Street, Padstow	\$507,000
4/99 Mackenzie Street, Revesby	\$520,000
10/131 Meredith St, Bankstown	\$280,000
98 Villiers Road, Padstow	\$625,000
25 Sylvan Grove, Picnic Point	\$590,000
45 Burley Road, Padstow	\$490,000
36 Anne Street, Revesby	\$562,000
73 Hydrae Street, Revesby	\$585,000
394 Henry Lawson Drive, Milperra	\$1,080,000
59 Victoria Street, Revesby	\$495,000
60 Vega Street, Revesby	\$595,000
6 Parer Avenue, Condell Park	\$535,000

Property	Price
5/85 Arab Road, Padstow	\$517,500
79 Iberia Street, Padstow	\$835,000
81 Iberia Street, Padstow	\$770,000
11 Dernancourt Parade, Milperra	\$495,000
51 Virginius Street, Padstow	\$530,000
3/114 Ely Street, Revesby	\$460,000
11 Panania Avenue, Panania	\$480,000
23 Pyramid Avenue, Padstow	\$545,000
100 Park Road, East Hills	\$410,000
29 Wyatt Avenue, Padstow	\$690,000
27/2A Mulla Road, Yagoona	\$325,000
19 Berrima Avenue, Padstow	\$762,500
71 Virginius Street	\$599,000
13 Creswell Street, Padstow	\$640,000
60 Vega Street, Revesby	\$595,000
75 Mackenzie Street, Revesby	\$558,500
6/60 Denman Avenue, Wiley Park	\$238,000
22A Wynyard Avenue, Bass Hill	\$515,000
32A Carrington Street, Revesby	\$585,000
24 Dravet Street, Padstow	\$606,000
27 Roma Street, Padstow	\$520,000
8 Enright Avenue, East Hills	\$540,000
8/108 Gibson Avenue, Padstow	\$442,000
9 Wyatt Avenue, Padstow	\$622,000
22 Wynyard Avenue, Bass Hill	\$520,000
26/12 Alma Road, Padstow	\$450,000
15/16 Alma Road, Padstow	\$429,000
8 Kennedy Street, Panania	\$616,000
75 Windsor Road, Padstow	\$540,000
128 Gibson Avenue, Padstow	\$670,000
29 Raine Road, Padstow	\$525,000
65A Faraday Road, Padstow	\$640,000
25A Anne Street, Revesby	\$610,000
12 Raleigh Road, Milperra	\$609,000
54 Bransgrove Road, Revesby	\$640,000
95 Victor Avenue, Picnic Point	\$623,000
97 Davies Road, Padstow	\$427,000
21 Hydrae Street, Revesby	\$500,000
247 The River Road, Revesby	\$640,000
6 Wainwright Avenue, Padstow	\$530,000
85A Courtney Road, Padstow	\$552,000
7 Tallawarra Avenue, Padstow	\$630,000

**Professionals**

chambers fleming padstow

Number 1 Professionals Office in NSW
2007 - 2010. Number 1 Professionals
Office in Australia 2011.

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

Disclaimer Notice: Neither John Owsnett, Chambers Fleming Professionals Padstow, Newsletter House Pty Ltd, or the publishers/editors of articles herein, accept any liability for the contents of this newsletter or for any consequences arising from its use or any reliance upon it. The information contained herein has been provided to us by various parties. We do not accept any responsibility for its accuracy and do no more than pass it on. All interested parties should make their own enquiries in order to determine the accuracy of the information.

©Newsletter House Pty Ltd 2011

Ph: 02 4954 2100 www.newsletterhouse.com

#21