

## Principals Pen



Hi everyone and welcome back from the xmas break. We hope you all had a great time with family and friends and enjoyed your holidays.

NOW !!! Back to Business as Normal !!

Well as I predicted, we have had a busy January !! This month always seems to have a busy spot in the middle weeks and this year has proved to be the same as normal.

Bill has been flat out doing inspections and viewings and running buyers everywhere. This resulted in 3 new offers on properties that have all been accepted and are moving towards settlement plus more to come!

I have just returned on the 29<sup>th</sup> January and have already Sold my first property for the year. A very Happy Buyer and a very Happy Seller. JOB DONE !

Real Estate is a very satisfying career at times !!

So Where to From Here!! Well the good news is that there has been an ever so slight upsurge in the price range between \$300,000 and \$400,000 mark. Most certainly this is the price range that creates the most interest from buyers with about 50% of enquiries coming to us in this bracket. So if you are a vendor in this range you will probably see us more often....

In the upper price bracket the interest drops quite dramatically so be prepared for a wait !!

Remember that your advertising is what attracts buyers so work with your agent to ensure that you are always visible on all the major web sites and try to keep your property on the first 2 pages, so if anyone is looking the results will follow!!

Until Next Month Happy Selling Tony M.



# Tony maddox realestate

Your local family owned Real Estate Agents

## TOO LATE... SOLD!



37/39 HARPER ROAD,  
TOODYAY



59 JUBILEE STREET,  
TOODYAY



9 MEADOW PLACE,  
COONDLE



63 TWILIGHT BRAE,  
TOODYAY



1963 GOOMALLING-  
TOODYAY RD



10 MASTALERZ RETREAT,  
TOODYAY



67 JULIMAR ROAD,  
TOODYAY



3A ROSEDALE STREET,  
TOODYAY



295 TIMBER CREEK CRES.,  
COONDLE



66 JUBILEE STREET,  
TOODYAY

## NEW LISTINGS!



346 COONDLE DRIVE,  
COONDLE  
**\$485,000**



21 SMALL STREET,  
TOODYAY  
**\$395,000**



21 SCAEVOLA ROAD,  
COONDLE  
**\$135,000**



175 SEVENTH ROAD,  
BEJOORDING  
**\$455,000**



190 WOODLANDS ROAD,  
NUNILE  
**\$220,000**

Talk to the agents with over 28 years of experience in real estate in your local area, we can help you with Sales, Property Management, Auctions & Clearing Sales.

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

100 Stirling Terrace Toodyay 9574 2917