

Principal's Pen



Welcome to the January Edition

So, Xmas and the festive season is over it's back to business as usual. Surprising how quick the years are flying by. I must be getting a bit older!

NOW

On the state of the market:

The magic number has increased again! From 15,400 listings, we are now up to 16,700 so not good news. When will the market recover, I hear you ask? The million-dollar question. We can only assume that as the economy improves so will the real estate market, but I would suggest it will take a while and be a long slow recovery.

DECEMBER

We were busy with offers on 181 Harders Chitty Road, 16 Extracts Place, 6 Rosedale Street, 17 Jarrah Court, and 60 Sand Spring Road. Five offers presented and accepted and settlement proceeded on both 270 Coondle Drive and 28 Moran Street.

JANUARY

Again, a busy month with offers on 15 Stirling Terrace, 42 Ludemann Glade and 127 Mount Road. Three offers presented and accepted and one awaiting acceptance.

SETTLEMENTS happened on 4 Whitechapel Street, 6 Rosedale Street and 16 Extracts Place. So basically, both December & January were good months for us in the office - unusual for this time of the year.

Inside the office

FirstlyBill- He is back to work and full steam ahead! Even a broken neck can't stop him! Great to have him back on board again. No more overseas trips!!

Christie- wow, she has worked tirelessly every weekend with home opens and sales. A very committed sales rep! Well done.

Sharon- Finally she took a week and a half off!! About time! Fishing and boating at Albany, now back and flat out again.

Faith - Had run the entire property management by herself while Sharon was away. What a star!!

Erin - Loving her new home and is always smiling at our front desk!

Tony - I had two weeks off!! At Yunderup, crabbing and swimming, loving the boat life! But back to work again!

TECHNICAL STUFF

SO, you are thinking of selling? Let me give you some advice before you list your property.

Ask yourself: are all the buildings on the block approved by the Shire of Toodyay?

Not sure!? Most of us aren't so don't worry you are not alone!

What to do? A quick trip up to the local shire office and ask for your plans for your property (take your credit card as there is a small charge).

Now - Check these with the buildings you have and if all good you are ready to sell and list your property.

If not - Don't worry! The shire staff will help you through the retrospective approval stage and once done then you are ready to sell.

Certainly, the best time to ensure everything is in order is before you list and sell. It can create all sorts of problems at settlement time if not!

If you are unsure and want assistance, give us a call and we can help you through this.

Remember our helpful staff at the Shire of Toodyay will always assist you and make the process as easy as possible.

Until Next Month

Happy Selling

Tony Maddox



Your local family owned Real Estate

SOLD

4 Whitechapel Street
Toodyay 6566

28 Moran Street
Toodyay 6566

270 Coondle Drive
Toodyay 6566



UNDER OFFER

15 Stirling Terrace
Toodyay 6566

6 Rosedale Street
Toodyay 6566

181 Harders Chitty Road
Toodyay 6566



17 Jarrah Court
Toodyay 6566

Lot 16 Extracts Place
Toodyay 6566

60 Sand Spring Road
Toodyay 6566



New Sale Listings

290 Railway Road
Toodyay 6566

Toodyay 6566
Please call for details



Please call one of our sale representatives at our office to find out more

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.

Telephone: 08 9574 2917 www.asktonym.com.au
100 Stirling Terrace Toodyay 6566