

Knowledge Is Power

Malcolms is a proud member of the

 PropertyProfileGroup Working for you.

Good Short-Term Yields AND Capital Growth! Are You In?

Amidst excellent rental yields for the year to October 2009 and forecasts of national house prices strengthening by up 23% by 2012, now might well be the time to invest and reap the best of both worlds. Add to that record population growth, severe housing shortages, and rising demand, and prospects are looking pretty good indeed!

The property market is a proven solid investment over time and has historically provided high long-term returns. While share values virtually halved in 2008, dwelling values dropped by only 3.8% over the same period (and have since recovered). In addition Bayside and Kingston suburbs saw exceptional increases in median rental rates in the year to October 2009. According to RP Data, weekly house rental increased from \$380 to \$460 (or 21.1%) in Moorabbin and from \$575 to \$695 (or 20.9%) in Beaumaris. Rent in Moorabbin's unit sector grew from \$295 to \$370 (25.6%) per week, while Sandringham's increased from \$360 to \$445 (23.6%).

In terms of capital growth, QBE's Housing Outlook Report, compiled by BIS Shrapnel/The Australian, forecasts that Melbourne's house prices will grow by an exceptional 19% in the three years to 2012. Adelaide's are expected to increase by 23%, while all other capital cities have also been forecast to achieve double-digit growth.

While forecasts, especially those presented by reputable industry organisations, should be taken into consideration, so too should individual circumstances and goals, the performance of similar properties in similar locations over time, and various other variables. Malcolms Real Estate specialises in both residential and commercial sales and property management. We also understand the importance of your assets to your financial security – over both the short and long term. Are you in?

Malcolms Helps Raise Over \$10,000 for Samoa!



As part of Malcolms Real Estate's commitment to the wider community, CEO Frank Hellier made for an entertaining and very successful auctioneer at the Samoa Tsunami Appeal held on November 7th at Kingston City Hall. The evening, which featured dancing groups from various Pacific nations, attracted approximately 600 people. Donations were generous, as were the bids for auction items, which included Aboriginal art, Footy Show tickets, and a signed Socceroo Guernsey. Over \$10,000 was raised and a fantastic time was had by all!

About Malcolms Real Estate

The Real Estate Institute of Victoria (REIV) has expressed appreciation to Frank for his services and involvement over many years. He is past President and Director of the REIV and was highly committed to his services on the board for over 10 years. He is a Fellow of the REIA, a past member of the Estate Agent's Council, an advisory body to the Minister of Consumer Affairs, and is currently Chairman of the REIV's Best Practice Committee.

Register with Malcolms Receive details of the latest sales listings that match your requirements. Register online at malcolms.net.au or complete a buyer registration form at your nearest Malcolms office and we'll do the work for you!

Malcolms' Extensive Real Estate Network Spans:

Aspendale
Aspendale Gardens
Beaumaris
Bentleigh
Bentleigh East
Black Rock
Brighton East
Chelsea
Cheltenham
Dingley
Edithvale
Hampton
Hampton East
Heatherton
Highett
McKinnon
Mentone
Moorabbin
Oakleigh South
Ormond
Parkdale
Patterson Lakes
Sandringham



Your move...

www.malcolms.net.au

MALCOLMS