

# DUFFY FORSYTH & CO

## ESTATE AGENTS

### As Eddie McGuire of the Footie Show would say – “ what a big year it is in real estate”

– the Melbourne market is performing in a manner never seen before – low interest rates, very little stock, relatively high employment and a generous political climate have lead to a market that appears to keep jumping every week. Unfortunately coupled with this is the down side for landlords in rental returns with significant rental vacancies across Melbourne In Brighton the executive market is very quiet but that is normal for the June /July period. We anxiously await August to see if normal trading returns. In the mean time be thoughtful about those rent reviews.

### Like the new Letterhead?

We hope it puts some summer sun into those chilled winter bones. It is part of the updating of our corporate branding. Brighton is famous for those bathing boxes so we have incorporated this essence into our image. In March of this year Harley made the decision to return to the building side of the industry. We wish him well in his new venture. I have been, and will continue to guide the company into it's next growth phase. Achieving the best results for you – our clients remains our primary goal.

### 2000 – 2001 Income & Disbursement Statements.

Included you will find you annual statements. You will note that our system is an accrual based system. We are unable to provide cash based statements. If you loose your statement just phone us. The record for loosing statements stands at three times so don't be embarrassed. There will be a \$20 fee for repeat statements.

### Localwise

We have subscribed to the above user pay service that allows us to quickly provide you with information regarding the recent sales in the surrounding area and hence the potential sales result of your rental property. We are not suggesting that you should sell your investment properties, however it is always good to know how they are growing in worth.

### [Forgol@bigpond.com](mailto:Forgol@bigpond.com)

As we are about to move to the ADSL inter net connection we have had to change our inter net provider. Please make a note of this new address. We will retain the old address for some months to make the change over easier.

### [www.realestateview.com.au](http://www.realestateview.com.au)

The REIV has responded to new age marketing techniques by developing an industry owned and operated marketing site. We are members of this site. We took the decision as a direct response of a survey conducted with prospective tenants and buyers. They found it user friendly to access a single “product orientated” site rather than have to sift through the maize of individual corporate sites. The Age has just announce a 4% increase in rates so the emerging popularity of the inter net is a welcome alternative to what is becoming a prohibitive advertising venue.



**DUFFY FORSYTH & CO** ABN 99 369 015 258 Telephone: (03) 9593 1900 Director: Anne Forsyth  
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Whilst every care has been taken in respect of the information contained herein no warranty is given to the accuracy and prospective clients should rely on their own enquiries.  
Should your property be exclusively listed with another agent please disregard this communication.

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### Stamp Duty on the Purchase of Land

The REIV is running a political action campaign to have Victorian Stamp Duty either removed or reduced to the NSW levels. For example if you purchased a property for \$270,000\* this is what you would pay

State	Stamp Duty
Victoria	\$11,860
New South Wales	\$7,940
Queensland	\$3,200
South Australia	\$9,630
Northern Territory	\$10,406
Tasmania	\$8,350
Western Australia	\$8,590

We are 18% higher than any other State. Between 1990 and 1999 there has been a 65% increase in the Stamp Duty yield due to increases in home prices.

\*was the median house price for the December 2000 quarter.

Stamp duty is a cost that buyers are forced to include in their bidding prices for houses so it has a direct impact on what a purchaser will offer to pay for your property. You may wish to complete the prepaid post card and pop it into a letter box or go to [www.stampoutstampduty.com.au](http://www.stampoutstampduty.com.au) and send an email to your local member.

### Bon voyage & Good luck Louise & Welcome Carlie

It's with great regret, but with our very best wishes and huge thanks for an outstanding contribution to the company that we say farewell to Louise who is off to Canada to join her partner Dale.

Welcome aboard Carlie, whose friendly voice will greet you when you phone in. We are so glad that other potential employers thought that youth was a disadvantage!!

### Investment Opportunities

Just in case you are in the mood to extend your portfolio I have a range of suitable investment properties. Be it a one bedroom flat in East St Kilda, a luxury new apartment in Port Melbourne, or units in Port Douglas or Cairns simply phone me to discuss these.

As Bayside's premier boutique Real Estate Agent our goal is simply to deliver the best results for our clients.

Kind regards,

Anne Forsyth



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