

What Our Clients Say...

Ray White Glen Eden recently handled a multiple property sale and purchase for me. I was very impressed with the totally professional approach adopted by the team which quickly achieved two sales and one purchase on my behalf.

Throughout the whole process I was given honest advice and kept fully informed at each step. All of my enquiries, no matter how trivial were always quickly answered in a very friendly manner. The team made several after settlement calls to make sure I was completely satisfied with the outcome. I wasn't just a number. I highly recommend the team for any real estate advice.

P.S The whole team have a great sense of humour!

G Haskell

We originally listed our property with another company but they were not successful. We took our property off the market as we were not desperate to sell. The team at Ray White Glen Eden had a great way of following up, maintaining enough contact with us during this time which is what made us make the decision to list with Ray White Glen Eden when we relisted and our property sold within 2 weeks of being listed.

They are great to deal with and don't you give the feeling of being pushing and in your face. The whole process ran smoothly with everyone appreciates but doesn't usually happen when selling a house. Thanks, you made the sale seems so seamless

A & M Howe

We would like to thank you for your hard work marketing and selling our property. In the toughest real estate climate in a long time, you and your team demonstrated a high standard of professionalism and friendliness throughout. We were particularly impressed with the ease of communication and speedy responsiveness from the whole team to answer any questions or concerns we had along the way. You were always available directly and took time to talk with us and we certainly appreciated the instant texts and regular written reports after each weekend of open homes.

Congratulations to the whole team. You obviously work very hard at achieving such high standard.

We would certainly recommend you to any of our friends, family and acquaintances in the future.

R Mignault & S Howe

Recent Sales in Your Precinct

NB: This market report may include properties sold by Ray White Glen Eden and other agents in the area.



2 1 1

2/1A Oates Road
\$229,000 GV: \$195,000



3 1 1

5 Glen Close
\$267,000 GV: \$285,000



3 1 1

5 Pisces Road
\$280,000 GV: \$290,000



2 1 2

15A Wilson Road
\$290,000 GV: \$315,000



3 1 1

24 Hydra Place
\$298,000 GV: \$295,000



3 1 1

52 Maywood Crescent
\$233,000 GV: \$285,000



3 1 1

53 Solar Road
\$270,000 GV: \$310,000



3 1 1

87 Rosier Road
\$285,000 GV: \$310,000

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Real Estate Market Update

The most common question I get asked being a real estate agent is "When is the best time to sell my house?" The answer is right NOW! There is a huge shortage of properties available on the market. With interest rates at their lowest in more than 47 years and a number of banking institutions having relaxed their lending criteria, there are throngs of first-time home buyers and investors ready to pounce on properties which meet their requirements. The colder, wet weather isn't exactly conducive to wanting to list your home for sale, but the market is sizzling hot. Take advantage of the low inventory of unsold properties now and your house is likely to generate a great deal of interest and a potentially premium sale price. Our open homes are being well attended and just the other week, one of the properties we have listed had six offers on it. The buyers are out there.

In other news, investors will be pleased to hear that Ray White Glen Eden's Principal - Tom Hendriks has opened his own property management company. Supreme Property Management is located at 66 Glenmall Place, Glen Eden and offers extremely low competitive rates. Property managers Debbie Ravji and Karen Milham are friendly and approachable and only too happy to answer any questions you. For a comprehensive real estate service, Ray White Glen Eden has it all under the one roof.

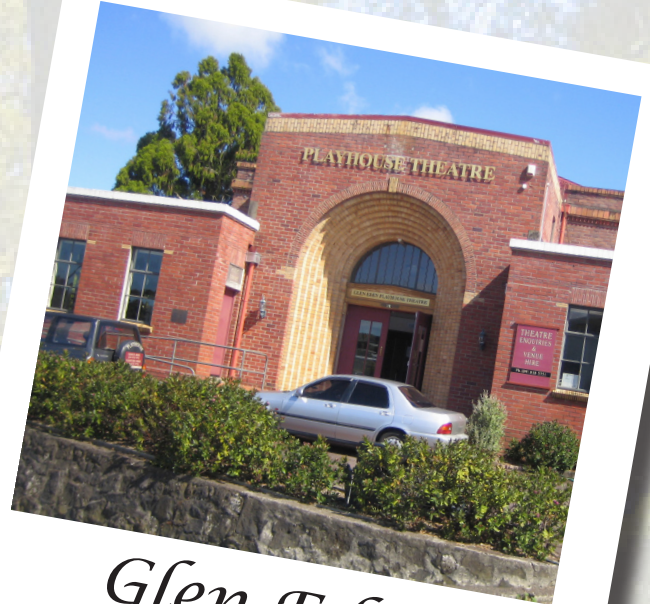
What's On...

The Gruffalo. Glen Eden Playhouse. A whimsical, magical show that comes to life on stage. August 20-22 Tickets from \$20. Phone 0800 111 999

Oratia Settlers Market. 569 West Coast Rd, Oratia Sun 20 Feb Sun 21 Aug and 18 Sep 10:00am-2:00pm. Stalls include vintage and retro gifts, collectables, French bakery, sweets, wooden kids' toys, vintage toys, kids' clothing and accessories and so much more. Free entry and parking.

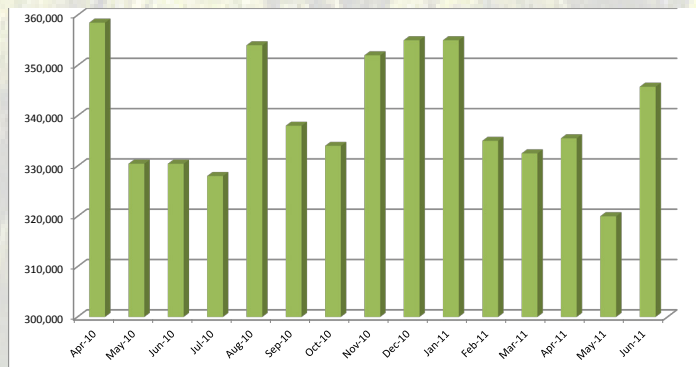
Glen Eden Intermediate 50th Reunion/Jubilee. 4 & 5 November www.geis.school.nz for more details.

White Noise. Glen Eden RSA Fri 26 Aug, 7:30pm. See one of the world's greatest cover bands with favourite from Kings of Leon, The Strokes, The Knacks and The Rolling Stones.



Glen Eden

Median Sale Price for Glen Eden



Market Stats for Your Area

	2010	2011
Less than \$300,000		
Number of properties	1478	1478
Number of sales	12	19
Median Sale Price	\$280,000	\$280,000
Median Days to Sell	35	31

NB: Market statistics based on settled sales recorded with REINZ during the prescribed period. We have in preparing this document used our best endeavors to ensure the accuracy of all the information provided. We accept no liability or responsibility for any errors or inaccuracies and recommend that all recipients make their own enquiries to verify any information given.

Ray White Glen Eden Proudly Supports



SUPREME
PROPERTY MANAGEMENT

Mention this report and receive our special offer 5% management fee plus GST*

*Conditions apply