

August 2012 Update

The Danger Of Mould—It Is A Serious Issue In Rental Properties

Although a small amount of mould and mildew won't hurt most of us, it does begin to become a big problem in properties when the mould spores get out of hand. When mould starts to multiply or when individuals who are highly sensitive to toxic mould breathe it in, it can present a serious health hazard. Doctors warn against breathing in mould over long periods of time as it can have extremely harmful effects that lead to respiratory problems, common allergic reaction symptoms, nervous-system disorders and depression.

Mould lives off of any organic matter, and loves a warm, humid environment, which can be found around any home.

Today, mould growth in homes and places of work is more of a health issue than most people realise. So it is important that we recognise the symptoms of mould and take steps to protect ourselves, our families and our tenants.

In recent times there has been an increase in cases of tenants making liability claims about untreated properties that have mould.

When our property management team conducts routine inspections on properties on your behalf we are mindful to visually look out for clear evidence of mould in bathrooms or wet areas. However, we are unable to provide feedback on rising damp or mould in ceilings, wall cracks or other possible damp areas.

If a tenant does raise the concern of mould or complains of symptoms that could relate to mould it is important that we take these concerns seriously.



Keep in touch and up to date by following us on:

Ray White.

Cheltenham / Dingley Village



Investment Property of the month:



4/1 Nepean Highway, Seaford

An Easy Living, Beachside Terrace

Don't miss out on this sleek modern townhouse with the ultimate beachside lifestyle. Bigger than most three bedroom townhouses this triple storey home has absolutely everything you need. Featuring plenty of space to entertain inside and out with a top floor open plan living area that showcases a beautiful kitchen with Smeg stainless steel appliances, that opens out front and back to alfresco terraces. It's not hard to picture yourself sipping drinks on your private, bay view balcony in this lovely low maintenance home with the first floor accommodation including three bedrooms all with wardrobes and balconies, a main bathroom with a separate bath, an ensuite off the master and separate powder room. Downstairs a double garage with under stair storage also hides a large double laundry and a nook big enough for a desk. This package is complete with split system R/C heating/cooling, security intercom and a tidy little garden. A minute's walk to the beach, close to the station, Patterson Lakes shopping centre, schools and the world class Carrum bowling club.

Contact: Morgan Young on 0402 115 907 or

morgan.young@raywhite.com

Price: \$490,000

Investment Tip—A common Mistake Investing In Houses Only

Apartments are a fast-growing asset class and have outperformed houses in many Australian metro areas. Diversification in all investments and asset classes is often considered very important.

Investing in units can be more affordable and require less upkeep and maintenance.

So why invest in land (houses) only?

Ray White's Biggest Sale

The biggest sale in the history of Ray White has finally won approval from the ACCC. Because of the size of the transaction, it required government approval for the sale of 30 pubs for a price in excess of AU\$400million.

The sale was masterminded by Ray White Hotels Australia and took 12 months to bring to fruition.

It is far more than a celebration in one of the biggest sales in the property landscape and it has the power to reposition the entire Ray White group. No other organisation can boast of the sale of its size for a really long time.



EJ Whitten Legends Game

The 10th anniversary of our sponsorship of the EJ Whitten Legends game in Melbourne has become a dream sponsorship. It all started when John Shore was leading our Victorian business.

The channel 9 ratings peaked at just under 600,000 and averaged 450,000. It was the number 1 rating show on the night, a brilliant result. It also gives exposure for prostate cancer and men's health issues.



Would you like to receive our weekly Market Update email? [Click here](#) to join our weekly email list where you will receive news of our new listings, current stock and up to date market information.

Some of our New Listings:



Auction 18/8/12 @ 11am
4/6 Argus St, Cheltenham



\$249,950
5/10A Byng Ave, Heatherton



\$290,000 - \$320,000
4/204 Warrigal Rd, Cheltenham



Auction 11/8/12 @ 11am
12 Lalor Crt, Springvale South



Forthcoming Auction
17 Byng Ave, Heatherton



\$640,000 - \$690,000
11 Jennifer Street,

Open For Inspection:

[Rentals](#)

[Sales](#)

Please click on the link/s above for our current Open For Inspection List

Josh Bartlett
Getting your finance
back on course...

LoanMarket
home finance brokers

0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street,
Cheltenham 3192

UNTIL NEXT MONTH, HAPPY RENTING!

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Ray White
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