

October 2012 Update

The Changing Housing Market—Great News for Investors!

Census data continues to provide revealing insights into the changing housing market.

It is quite clear now that at some point over the past five years there has been a shift towards renting rather than owner occupation. The Australian Bureau of Statistics Census revealed 29.6% of residential dwelling occupiers were tenants. This was higher than the 27.2% in 2006 and also higher than in 2001 where 26.3% were recorded as tenants.

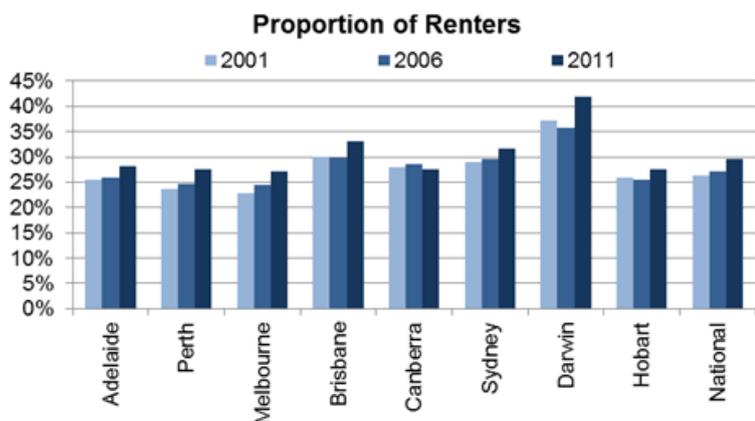
This shift, combined with the natural increase in population, has meant that demand for rental accommodation has accelerated over the past five years.

The supply of rental dwellings has also increased at an accelerated rate. However, the evidence suggests demand has gradually been outstripping the increase in supply.

This in turn gives explanation as to why rents have been rising considerably above inflation over the same period and vacancy rates have been trending down over that period of time in most areas of Australia.

This shift towards renting is also attributed to the unaffordable housing market, the reluctance to take on mortgage debt as well as an awareness of falling sale prices.

It could therefore be concluded that rents (particularly at the affordable end of the market) will continue to rise at these accelerated levels unless there is a strong change in the market for tenants to move back to home ownership.



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

Ray White

Cheltenham / Dingley Village



Property of the month:



11 Jennifer Street, Cheltenham

A Renovated Gem

A great home and a family friendly neighbourhood are the attributes that first come to mind when inspecting this fantastic house. The long feature list includes 3 good sized robed bedrooms, open plan living environment, renovated bathroom, a generous rear yard with a sensational decked area for outdoor entertainment and under cover car parking. You will fall in love with the absolutely stunning central kitchen that features quality cabinetry, ceaser stone bench tops, s/s dishwasher and gas cooking. Perfect for the gourmet chef. You won't be caught short with ducted heating, rev-cycle cooling, decorative cornices, lots of storage space and stunning polished floor boards throughout. The ever popular position is so close to parkland, shops (Southland), schools and transport. Just a brilliant house to call home.....

- * 3 fully robed bedrooms
- * Large living environment
- * Brilliant bathrooms
- * Lovely outdoor area
- * Well equipped
- * Great position

AUCTION: Saturday 13th October @ 11am

PRICE: \$570,000-\$620,000

CONTACT: Travis Day 0438 808 841 or
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Open For Inspection List:

[Sales](#)

[Rentals](#)

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

Some of our New Listings:



4 Oploo Crt, Dingley Village
\$470,000+



10 Aisha Crs, Dingley Village
\$975,000



48 Worthing Av, Moorabbin
Auction 20/10/12 @ 2pm



46 Dresden Dve, Waterways
\$499,000



13 Jannali Dve, Dingley Village
\$525,000



8A Acacia Ave, Mentone
Auction Sat 20/10/12 @ 12pm

Some of our Recent Sales:



1/11 Bayliss Crt,
Cheltenham



2/3 Nursery Crt,
Dingley Village



28 Rosewarne Ave,
Cheltenham



7/290 South Rd,
Hampton East

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RBA Moves on Rates

The Reserve Bank of Australia has cut the official cash rate for the first time in four months.

At its monthly Board meeting, the Reserve Bank decided it was prudent to cut the cash rate from 3.5 per cent to 3.25 per cent in a bid to stimulate buyer confidence.

The rate cut comes just one day after the TD Securities Melbourne Institute inflation gauge showed only a moderate rise in inflation in September.

According to the Index, inflation rose just 0.2 per cent in September, following a 0.6 per cent rise in August, as falls in electronic imports, footwear and rent costs restrained price increases in fruit and vegetables prices and petrol in the month.

Source: rebonline.com.au



Josh Bartlett
Getting your finance
back on course...

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CHILDREN'S FESTIVAL



saturday 27 October
10am-1pm

1ST 150 RECEIVE
FREE SHOWBAG

CHAIR-O-PLANE
JUMPING CASTLE
FACEPAINTING
PUPPET SHOW

11AM SHOW
STUMBLES THE CLOWN



FREE EVENT
HERE

