

The RayWhite logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background in the top right corner of the image.

# Mildura Update

October 19

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## Congratulating Damian Portaro

In September Damian Portaro was named as the Regional Sales Agent of the Year Award winner for 2019 at the Real Estate Business Awards. It's with great pride that we recognise Damian's outstanding talent in delivering the best possible experience for his clients.

*Proud to bring home this award, prouder of the people in the homes that made it possible.*

[raywhitemildura.com.au](http://raywhitemildura.com.au)

## Resort Style Every Day!

**14 John Monash Boulevard, Mildura**

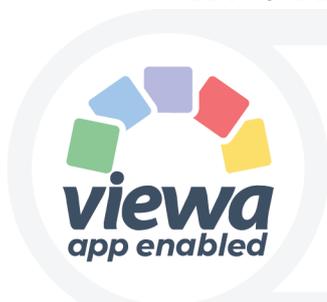
4 2 2 1

Live in your own resort all year round in this stunning 33 square home (approx). Positioned adjacent to the 'Monash Wetlands' you can watch the sun go down sipping a Mojito whilst waiting for your home made pizza to cook. Featuring salt chlorinated, self-cleaning, 9 metre heated in-ground pool, authentic pizza oven, large undercover entertainment area & enclosed yard set on an 808m2 allotment (approx).



## AR Hits Mildura

Augmented Reality has come to Mildura via the Viewa App which is exclusive to Ray White Mildura. Simply follow the instructions below and experience new ways to view properties and more!



1. DOWNLOAD APP
2. SCAN THIS AD
3. EXPLORE IN AR



## ARE YOU LOOKING AT SELLING A PROPERTY & WANT TO INCREASE THE SALE PRICE?

You might say this is a silly question, as everyone wants to increase the sale price when selling a property. Our top tip for increasing the sale price is to research, research and research some more. Get online and look at other similar properties in the same area across a broad sale price to compare each property (i.e. search, 4-bedroom, 2 bath, 2 cars, from \$300,000 - \$500,000. What are the differences in features versus price? Also, look at the sold prices and not just the listed price.

Once you have researched the market and properties listed for sale and sold you may have identified that you can increase the sale price by improving the property. Prior to any improvements or renovations, we recommend that you seek professional advice from your local agent at Ray White Real Estate, builder, interior designer or accountant to discuss if the improvements are financially viable.

### PROPERTY IMPROVEMENTS & PROPERTY RENOVATIONS.

First impressions count, and street appeal is important. Increasing the sale price can be a simple and affordable improvement or a more extensive property renovation. Affordable property improvement ideas: Re-mulch gardens, invest in new plants, re-turf lawns, prune trees and shrubs, clear out gutters, add a front fence, improve the drive-way, paint the garage door, update the house number, install a new letter box, paint the property exterior, paint the roof professionally clean or dye carpets, sugar soap walls, dry clean window coverings, re-grout tiles, polish floor boards or tiles, professionally clean the property from top to bottom, deodorise the property, replace door handles, paint the kitchen and bathroom cabinets, replace benchtops, replace toilet seats, repaint old bath tubs, create value-add spaces such as a small gym with workout equipment and mirrors or a work office space/desk that other properties may not have, invest in professional photography, floor plans and video or virtual tours and/or stage the property with hire furniture.

Property renovation ideas: Extend or add bedroom or living areas, remove internal walls, install a new bathroom, kitchen and appliances, new carpets, internal painting, window coverings, install a pool or spa, add a granny flat, carport or garage, create an outdoor space, render the external walls, and/or add extra storage (wardrobes, cabinets or cupboards).

## Mildura Statistics

Median House Price

**\$310,000**

Suburb Growth

**+13.7%**

(Oct '18 - Sept '19)

#Houses On Market

**206**

Source:  
realestate.com  
Pricerfinder

