

21<sup>st</sup> Aug 2009

## Property Research

Investors,

There is a theory that the point where you make the most money in a property transaction cycle, being the purchase, the time held or the sale, it is the purchase that is the most critical. This can be in a couple of aspects, the price you pay or the timing of when you buy.

One of the key elements to assist you with this is to do your research and/or use an experienced buyers advocate or agent.

There are more companies and products being offered to assist with your research and I have come across another couple recently that I thought it might be useful to your own research efforts.

Commonwealth Bank using RPData offer a free suburb guide -  
<http://www.myrp.com.au/getFreeReportPage.do?partnerId=1&widgetCode=FSR>

Yahoo 7 Real Estate offer a For Sale and Sold property by suburb via On the House -  
<http://onthehouse.yahoo.com.au/>

Residex offers a variety of reports for sale - <http://www.residex.com.au/>

There are other well known companies like RPData - <http://www.rpdata.com/> that offer similar reports for sale.

You can use Domain and RealEstate.com to search for properties for sale and sold (to a limited extent)

There is a specialist research company in Melbourne, Prosperity Property -  
<http://www.prosperityproperty.com.au/> that does very specific research that provides a more specialised service. I have attached their service pricing list for you to consider. They use a combination of research methods to combine to achieve a top 20 growth or fundamental suburbs.

If you give them a call, let them know I suggested that you do.

There was a report on Today Tonight show from another company that offers something different again, being a listing of properties that have been on the market 60 days or more, specifically with the purpose to provide information you may be able to use to negotiate price. There seems to be some limitations on state information but if it can deliver, then it may well be worth the cost.

<http://www.sqmresearch.com.au/homediscounts/index.htm>

I would be interested in feedback of investors using these reports, so please let me know what works for you.

## **Our Service to You**

We provide a specialised service for investors wanting to create long term wealth for themselves and their families. We are finance strategists, credit advisers and mortgage brokers, helping you achieve your goals. Give us a call when you think it's time to consider your options.

As well as providing a service to investors, we will assist you in purchasing as an owner-occupier, or upgrading to a new property, or simply looking at better pricing or structuring options for your current loans and banking or assisting seniors looking at possible reverse mortgage options.

Our business is built on referrals provided by clients, so please don't keep us a secret, feel free to forward this e-mail to family and friends interested in their own financial future. Give us a call and book an appointment to see if it makes sense for you.

If you have any questions about any of these topics, give me a call.

***Helping People through Finance***