



Real Estate



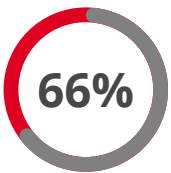
November 2023 - Current Statistics



Sales appraisals conducted across SA & VIC



FUN FACT - Since Jan 2023, 13 homes on realestate.com have sold in Edenhope, 8 of them settled by our agents.



Rental appraisal conversion rate



\$313

Average weekly residential rent

Hello, and welcome to our end of year newsletter. As we bid farewell to another year, we are excited to share the latest developments and highlights in our local real estate market. 2023 has been a year of growth, resilience and continued success.

The real estate market has seen robust growth throughout the year, with property values appreciating significantly across the region. Residential properties continue to be in high demand, driven by low-interest rates and a desire for comfortable and spacious homes. Commercial real estate has also witnessed a resurgence as businesses adapt to evolving work models and economical changes.

Our sales team is proud to have facilitated numerous successful transactions throughout the year. Achieving personal and suburb record-breaking sales, we have been at the forefront of connecting buyers and sellers to achieve their real estate goals. Our property management team have been kept busy prospecting and acquiring new properties so more homes are available to renters. They have experienced huge growth in their Victorian portfolios particularly.

*Please note, all our statistics unless stated otherwise are for the month of November 2023 to give you an accurate representation of our current market.

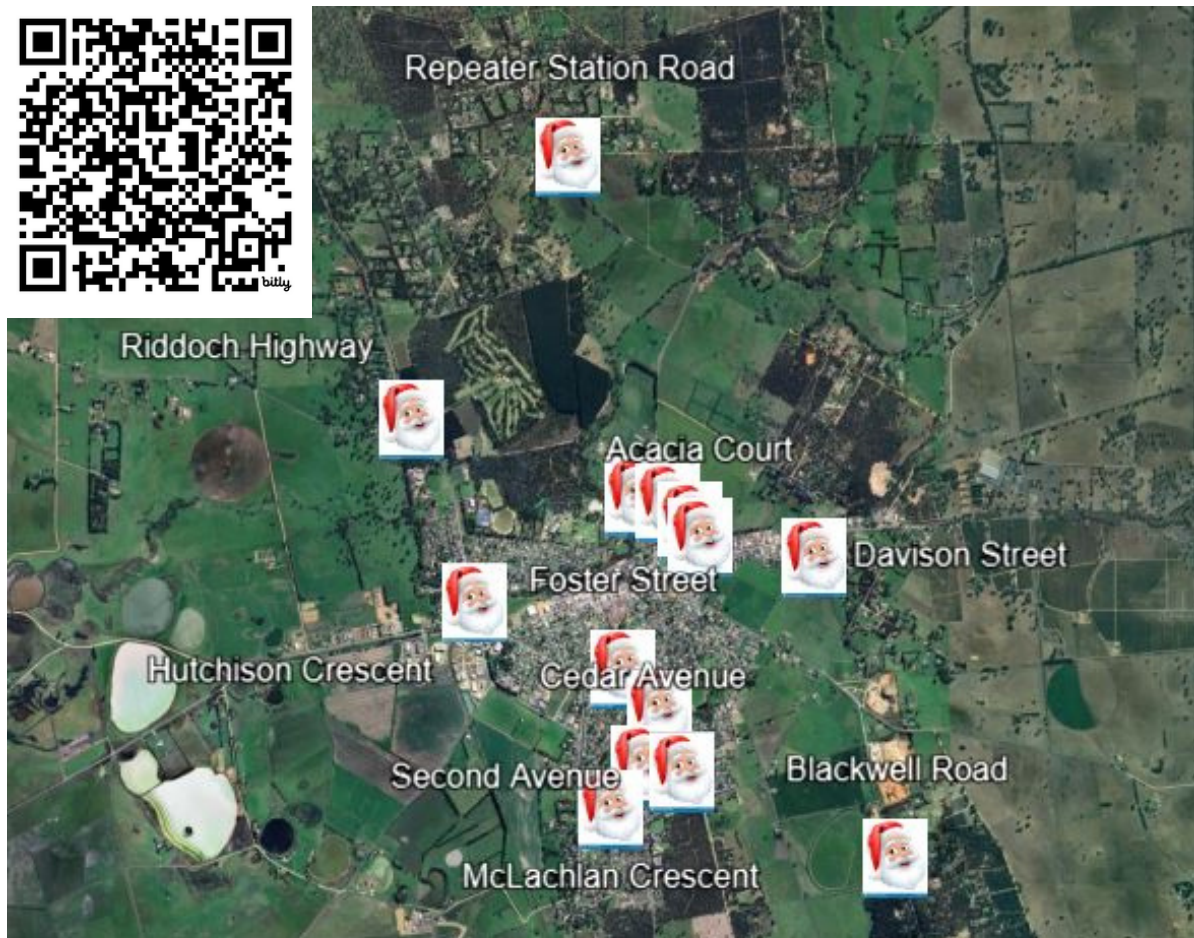
With that summarised wrap up we would like to say from our Elders families to yours, we wish you a very Merry Christmas and a Happy New Year! Thank you for your support in 2023. We hope 2024 is a safe and prosperous year for all.



Our Edenhope office will close from 4:30pm on Wednesday, 20th December 2023 and re-open 9:30am, Wednesday 3rd January 2024. Our Naracoorte office will close from 12noon on Friday, 22nd December 2023 and re-open 9am, Tuesday 2nd January 2024. We hope you enjoy the festive break and look forward to seeing you in the new year!

Naracoorte/Lucindale Christmas Lights

We have created a google map of Christmas lights that we have seen in streets across Naracoorte and Lucindale. Please feel free to click the link or scan the QR code so you don't miss any lights! bit.ly/EldersChristmasLights2023



Do you have property & contents Insurance?

Landlords must prioritise insurance for their investment properties as a crucial safeguard against potential financial risks and unforeseen events. In fact, we will not accept management of a rental property that does not have public liability and building insurance cover. We also recommend our landlords to take out some contents insurance cover for things like window furnishings. Insurance can provide a safety net that shields landlords from the financial implications of property damage, natural disasters, or liability claims and is a tax deductible expense.

Without adequate cover, landlords could face substantial financial losses, jeopardising their investment and future financial stability. In an ever-changing and unpredictable real estate market, having insurance on investment properties is not just a prudent business decision; it is an essential tool for mitigating risks and ensuring the long-term viability of the investment. Be sure to familiarise yourself with your insurer's product disclosure statement to really understand what is covered by your insurance and at what expense.

We strongly encourage tenants if they do not already, to take out adequate contents insurance as the landlord's building and public liability insurances do not cover their personal belongings. A small cost for piece of mind should a natural disaster or unforeseen circumstance occur.

Stay Safe This Summer



For more Summer safety tips head to:

www.cbs.sa.gov.au/campaigns/safe-summer-2023

Be Bushfire Ready

SA Fire Ban Districts

South Australia is divided into 15 Fire Ban Districts. Each district has its own fire danger season dates, so it is important to know which district you live, travel or work in.

The Fire Danger Season

The Fire Danger Season generally runs from November to April. During the season, restrictions are placed on lighting fires and other activities to reduce the chance of bushfires starting.

Total Fire Bans

The CFS may declare Total Fire Bans in some Fire Ban Districts or even across the whole state on days when high temperatures, strong winds and low humidity could cause fires to become uncontrollable. Barbecues, camp fires, restricted equipment and some activities are not permitted on these days.

Know your district Fire Danger Season

Contact the Information Hotline on 1800 362 361 (TTY 133 677) or visit www.cfs.sa.gov.au



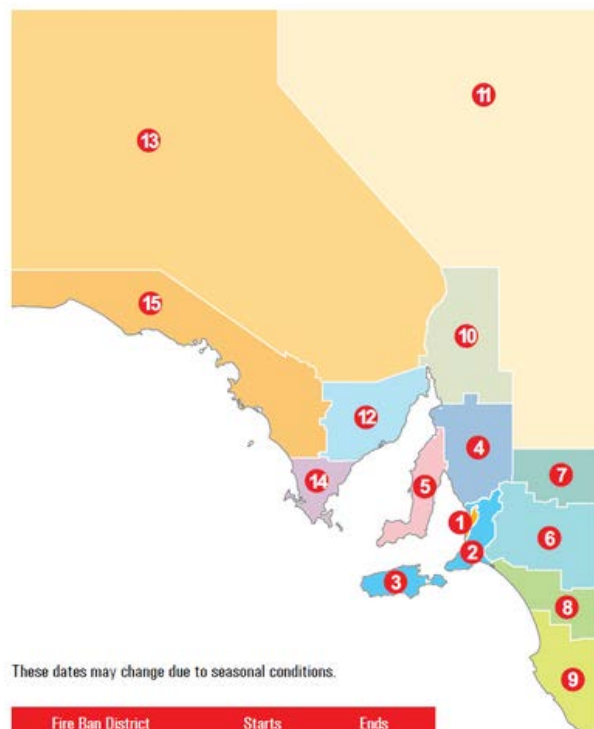
We want you to have a safe, happy and healthy summer. Everyday summer products can be unsafe if they are incorrectly used or if children are not supervised.

South Australians are reminded about the dangers of portable pools each summer.

The **Don't Duck Out, Make It SAFE** initiative takes place because on average one child dies from drowning in a portable pool each year with other children hospitalised.

Portable pools range from small blow-up or plastic paddling pools to bigger wading pools, inflatable spas or high-sided flexible plastic pools on a frame. Under the Australian Consumer Law all portable pools must have warning labels about the drowning risk.

WHAT FIRE BAN DISTRICT AM I IN?



These dates may change due to seasonal conditions.

Fire Ban District	Starts	Ends
1 Adelaide Metropolitan Area	1 December	30 April
2 Mount Lofty Ranges	1 December	30 April
3 Kangaroo Island	1 December	30 April
4 Mid North	15 November	30 April
5 Yorke Peninsula	15 November	30 April
6 Murraylands	15 November	15 April
7 Riverland	15 November	15 April
8 Upper South East	15 November	15 April
9 Lower South East	22 November	30 April
10 Flinders	1 November	15 April
11 North East Pastoral	1 November	31 March
12 Eastern Eyre Peninsula	1 November	15 April
13 North West Pastoral	1 November	31 March
14 Lower Eyre Peninsula	1 November	15 April
15 West Coast	1 November	15 April

Looking for Cleaners & Tradespeople



Calling all cleaners and tradespeople! Do you know any cleaners or tradespeople who service Naracoorte and surrounds plus West Wimmera? They need to be registered with an ABN and have public liability insurance. If you know someone or a company who is looking for work that fits the criteria we would love to hear from them - 08 8762 7900.



Milestone Moment - The Power of Property Event

On Wednesday, 25th October 2023 we proudly hosted our very first Power of Property event. It was an incredibly successful and educational evening filled with insightful discussions and valuable knowledge shared by guest speakers Grant Schubert of Elders Real Estate, Chris Burford of Zobel's and Tim Mason and Aimee Crafter of Murray Nankivell. A huge thank you to our team for creating and pulling together this event, showcasing our initiative and desire to help educate our community to make the best property decisions for their future. From feedback, we feel positive everyone left with at least one valuable take-home learning to propel them with confidence in their property journey. Here's to building a brighter future in the world of real estate together!



We hope you have enjoyed this end of year newsletter. As always, your feedback is welcome. Please let us know if there is particular content you would like to see or areas we can improve on to make the read enjoyable.

Google Review ★★★★★

Your time is greatly appreciated should you wish to leave a Google review on our business page by searching Elders Real Estate Naracoorte.