

Newsletter

ISSUE 60

31 May 2023

WANT TO SELL?

Give Nigel a call on 0407 058 706 for a free no-obligation appraisal.

The market is still strong, and great results are being achieved in all price ranges - such as those below.



SOLD AT FULL PRICE



SOLD ABOVE FULL PRICE



SOLD AT FULL PRICE



SOLD AT FULL PRICE

Nigel Horne
REAL ESTATE
Nigel Elaine & Melissa
Rentals & Sales since 1995

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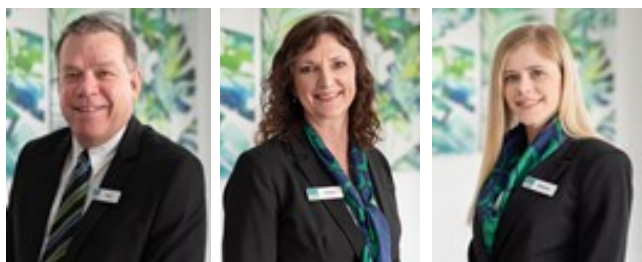
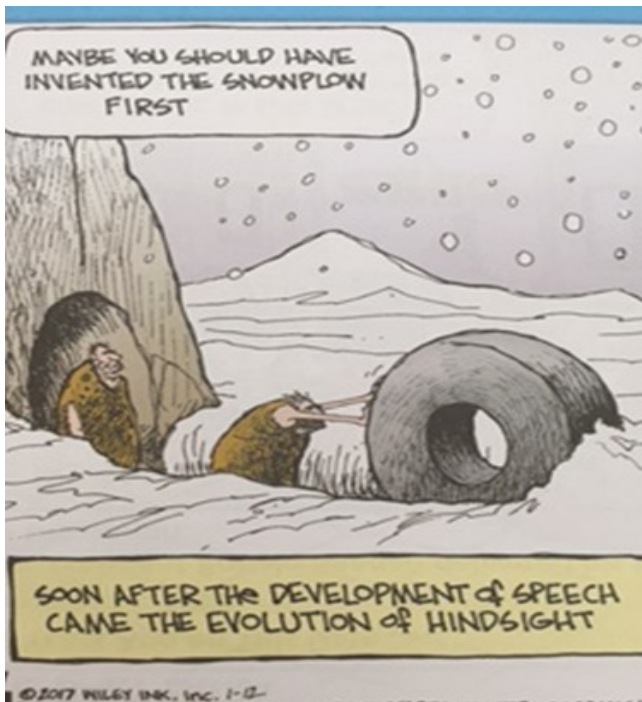


360 DEGREE VIRTUAL TOURS

We can now do a complete walk-through of properties for advertising, ingoings, and outgoings. More details will be provided later.

UNSUITABLE APPLICANTS

This year - but particularly in the last two months - all agents have seen a massive increase of unsuitable people applying for rentals. They are rejected for a variety of reasons including rent arrears, damage, filth, affordability, fraudulent application details, etc. It is taking much longer than normal to find tenants of an acceptable standard. This is occurring at the upper and lower price ranges. It means agencies have a significantly higher workload - more viewings and application processing - often for no result. Your patience and understanding are appreciated whilst we strive to ensure only suitable applicants are placed in your properties.



Nigel

Elaine

Melissa

Your next statements will be sent on Thursday 1 June & Monday 3rd July

LOAN HEATERS

We bought two large panel heaters for tenants to use if the heater in their rental fails. On Friday 5 May they were given to tenants in Lavington and Wodonga, but a third one was needed in East Albury! Landlords, please have your heaters **serviced and checked** annually or bi-annually according to regulations. It is part of the minimum renting standards for a property to have a functioning heater that does not emit carbon monoxide.

[NHRE]

RENTING & BUYING!

Evelyn and I would like to thank Nigel and the team for the wonderful service and great relationship over the past 6 years whilst renting with you.

We would also like to thank Nigel for assisting with the purchase of a new property in North Albury. We've found the process of purchasing the home, smooth, very flexible and an absolute pleasure to deal with.



Trevor Elliott & Evelyn Werhun

Office Hours

9am to 5pm Monday to Friday
Viewings of sales properties on Saturdays are by appointment.

After Hours emergencies are dealt with whenever they occur.