

# Newsletter

ISSUE 61

31 July 2023



## 360 DEGREE VIRTUAL TOURS



Please be advised of an exciting new development: we are the first agency in this region to use 360 degree virtual tour technology.

We have a camera and reporting system that gives a walk-through of properties for advertising and internal inspections. It provides a comprehensive view as though you are there in person. Now prospective tenants, prospective buyers, and landlords can see a property from every angle via their computer or phone.

We have trialled this system on a few properties and the feedback from owners has been excellent: they like having a complete view of their property. We have also leased two properties because the interstate applicants felt it was as good as an in-person inspection, but had the added benefit of them being able to view it multiple times.

On each occasion we use it for advertising or routine internal inspections there will be a \$33 fee. This small amount relates to our purchase of the equipment, the monthly subscription we pay to have it, and its use requires more time at each property.

We have been advised that in metropolitan areas the comprehensive record of the property provided by the 360 degree virtual tour has assisted agents to make successful claims at Tribunal for damage and other issues. In addition, insurance claims can be expedited as there is proof of the condition of the entire property not just select areas or from certain angles.

If you have any queries regarding the 360 degree virtual tour system please call 02 6025 8000 between 9am and 5pm Monday to Friday.



Shop: 2/517 Sanders Rd (cnr Urana Rd), Lavington  
Po Box: 476, Lavington 2641

Email: [info@nhre.com.au](mailto:info@nhre.com.au)  
Web: [www.nhre.com.au](http://www.nhre.com.au)  
Ph: 02 6025 8000

## BUYING A PROPERTY IN ALBURY-WODONGA

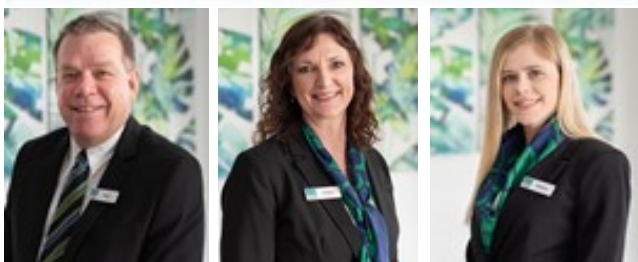
We are often contacted by clients who wish to purchase a property for themselves or investment, or they have a family member looking to buy. They will ask our advice regarding the location and the specific property. In many cases we have been able to help them avoid buying a sub-standard property, or one in a less-than desirable location - regardless of which agency has the property. In one case where our client ignored our advice not to buy a specific property in Wodonga she incurred tens of thousands of dollars in costs to repair the house when a third of it later dropped. Seeing the tenants fish tank with water on a 30 degree angle was very interesting! We are happy to provide free advice and background checks so you can avoid purchasing a problem. Remember "Caveat Emptor" (let the buyer beware).

## STATEMENTS

August statements will be sent on Friday 1 September, and September's will be sent on Friday 29th September due to the NSW Long Weekend on Monday 2nd October.

## NATIONAL PROPERTY MANAGERS DAY

Friday 21 July was an opportunity to recognise the challenges property managers face, and also celebrate their achievements. Melissa is highly regarded by landlords, contractors, and tenants. She often receives cards, gifts, and testimonials from those who appreciate her dedication and professionalism. Her integrity and compassion are well-known. Thank you Mel for everything you've done since joining us in April 2016.



**Nigel**

**Elaine**

**Melissa**

[NHRE]

## SALES & RENTALS

Nigel is an experienced agent who has acted on our behalf selling several properties. Nigel is approachable, knowledgeable, and has a good understanding of the local market.

Nigel and his team have also managed rental properties for us in a professional way and attended to issues promptly.



Lindsay & Wendy Goulding

## 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.