

Newsletter #08/17:

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1. **Here are 3 important tips when buying in Australia**

Let's say you are looking at several different locations, how do you know which location will potentially offer you the best investment?

Perhaps if I put it this way it will be clearer. Let's say I am offered several different projects by developers to market and offer to my clients. After I have done the usual due diligence as to the reputation and quality of the developer, the layout and floor plans, the size of the project, the street location and views, the quality of inclusions, and so on, there are several other KEY points that I will use to narrow it down further BEFORE I would be willing to offer it to my clients.

I suggest you do the same before putting down your hard earned money on an off the plan property!

Let's look at Melbourne, as obviously that is the place to buy in the next few weeks to take advantage of all the forthcoming changes before July 1 (www.citylifeprojects.net/changes.php)

So let's say in the example above I am offered projects in: -

- Melbourne CBD,
- Southbank,
- Fitzroy North,
- or North Melbourne.

How do I choose? How would you choose?

Let's assume all projects are good quality and well-priced

Here is how I would select:

www.citylifeprojects.net/selection.php

2. **When is best time to buy?**

There is so much to be learned from people who have been investing in property for a long time. One thing they all tell you is: if you wait for the right time to buy, you'll never buy anything at all. And if you sell when everyone says sell, you'll never have anything at all. The trick is to buy whenever you can afford to. In other words, buy when it suits you

financially, when you have a deposit and a secure job, not when it's economically correct.

Nathan Birch purchased another 6 properties during 2016, adding to his current 170 Australian property portfolio, while others sat watching the market!