



APRIL 2024 - CELEBRATING 43 YEARS

"The Society of Auctioneers & Appraisers, Agents & Property Managers"



**THE OFFICIAL
NEWSLETTER OF
SOCIETY OF AUCTIONEERS
& APPRAISERS (SA) INC**

Representing:

Auctioneers, Appraisers,
Agents, Sales Consultants,
and

Property Managers

- Real Estate
- General
- Livestock



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The Society of
Auctioneers and
Appraisers (SA) Inc.

THE
INDUSTRY
CHOICE OF
PROFESSIONALS



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“THE SOCIETY”

GOLDEN GAVEL LIVE

2024

The **Society’s GOLDEN GAVEL** Competition and Awards was created by Past President, Anthony Toop F.S.A.A. (Life) in 1993 and has been passionately supported by the Auctioneering professions since inception. The concept evolved as a means to give profile to our local Auctioneers and Appraisers and it has become the benchmark for the Australasian Competition and other Auction Competitions within the Real Estate, General and Livestock professions within Australia and New Zealand.

The **Society’s GOLDEN GAVEL** has developed and evolved to recognize excellence for all Auctioneers and Appraisers by encouraging especially young performers to enter the Rising Star category as a follow on to the Society’s Nationally Accredited 2 Day Real Estate Auction Academy.

The **Society’s GOLDEN GAVEL** for Real Estate, General, and Livestock Auctioneers & Appraisers is the longest running Auctioneering Competition in the Southern Hemisphere and has unquestionably raised the standards of Auctioneering in South Australia and has been the spring board that has fast-tracked the careers of many South Australian Auctioneers & Appraisers!





NEW BOARD MEMBER



Jacob Kinsman
+61 421 935 458
team.smitheram@raywhite.com

The Society would like to welcome **Jacob Kinsman**, who has been elected to the Board at the March Board Meeting.

My Goals in the Society

My goals are to enhance professional development opportunities for members, expand networking avenues, increase membership benefits, strengthen the Society’s reputation and influence, improve communication and transparency, and help continue to foster the sense of community and support.

My Experience

With nearly a decade of experience in the real estate industry, I have developed strong skills in customer service, project management, strategic planning, people management, operations, compliance, and business process improvement. My roles have ranged from Administrator, Sales Associate, Sales Consultant to Operations Manager and General Manager, giving me a broad and deep understanding of the industry and the challenges and opportunities facing members. I have overseen multi-office operations, managed teams, developed business strategies, implemented new processes, and ensured the smooth running of day-to-day operations. My focus has always been on exceeding customer expectations, supporting team members, and driving business growth.



THE BOARD



Anthony DeMarco
President



Trish Johnson
Vice President

Board Members



John Raptis



Trent Godfrey



Jacob Kinsman



John Young





[Download Brochure](#)

2 Day Auctioneers Licence Workshop

Including Nationally Accredited Auction Training Module

CPPREP4162 (CONDUCT AND COMPLETE SALE BY AUCTION)

Society of Auctioneers & Appraisers (SA) Inc. Real Estate Auction Academy

This is the only Auction Academy run by five times Golden Gavel Winner Brett Roenfeldt, giving participants an insight into his experience in conducting over 16,000 Real Estate Auctions in South Australia

**WEDNESDAY, 10th April and
THURSDAY 18th APRIL**

8AM for 8:30AM to 6:00PM

VENUE: The Arkaba Hotel
150 Glen Osmond Rd,
Fullarton SA 5063

COST: \$1,250 for members requiring license
COST: \$850 for members already licensed

(Non members are invited to join prior to attending)



This Training Package is available to train Participants on how to conduct a Public Auction of Real Estate and qualify for Registration as an Auctioneer in South Australia.

***For further information about this dynamic program, talk to the presenters personally
Brett Roenfeldt 0411 180 960
Garry Topp 8372 7830***



**Nationally Accredited Trainer
Brett Roenfeldt F.S.A.A. (Life)**



Golden Gavel Live 2024

★ Rising Star

Watch rising stars
compete for the spotlight!

Date: Wednesday 1st May
Time: 9:20 AM
Venue: The HWY
Address: 290 Anzac highway,
Plympton



ALL MEMBERS
INVITED





[Download Brochure](#)

Golden Gavel Live

Awards Lunch

2024

Date: Wednesday 8th May
Time: 12 PM
Venue: The HWY
Address: 290 Anzac highway, Plympton

ALL
MEMBERS
INVITED



Dress Code Office Attire
or Smart Casual
Cost \$65.00 each for
lunch and drinks.



Melrose Auction



Last week’s auction at the Melrose Institute

- 21 properties offered on behalf of the Mt Remarkable Council (for unpaid rates)
- All sold
- Over 80 registered bidders (30 online)



Andy Edwards M.S.A.A



SOCIETY'S AUCTIONS



FLINDERS PARK
36 La Perouse Ave
SOLD for \$1,266,000

Agent: Ray White Woodville
Auctioneer: Jonathon Moore



FLAGSTAFF HILL
17 Emerald Street
SOLD for \$735,000

Agent: Professionals Manning Vella
Auctioneer: Brett Roenfeldt



WARRADALE
136 Diagonal Road
SOLD for \$860,000

Agent: Ray White Glenelg
Auctioneer: Rod Smitheram



WALKERVILLE
19 Wilsden Street
SOLD for \$2,700,000

Agent: Williams Real Estate
Auctioneer: Hamish Mill



SOCIETY'S AUCTIONS



GLENUNGA
9/122 L'Estrange Street
SOLD for \$695,000

Agent: LJ Hooker Adelaide Metro
Auctioneer: Troy Tyndall



BLACKWOOD
8 Albert Place
SOLD for \$1,000,000

Agent: Harcourts Tagni
Auctioneer: Jarrod Tagni



ST PETERS
8 Fifth Ave,
SOLD for \$1,885,000

Agent: Toop + Toop
Auctioneer: Bronte Manuel



CROYDON PARK
19 Overland Rd
SOLD for \$880,000

Agent: Thomas Crawford
Auctioneer: Vincent Doran



SOCIETY'S AUCTIONS

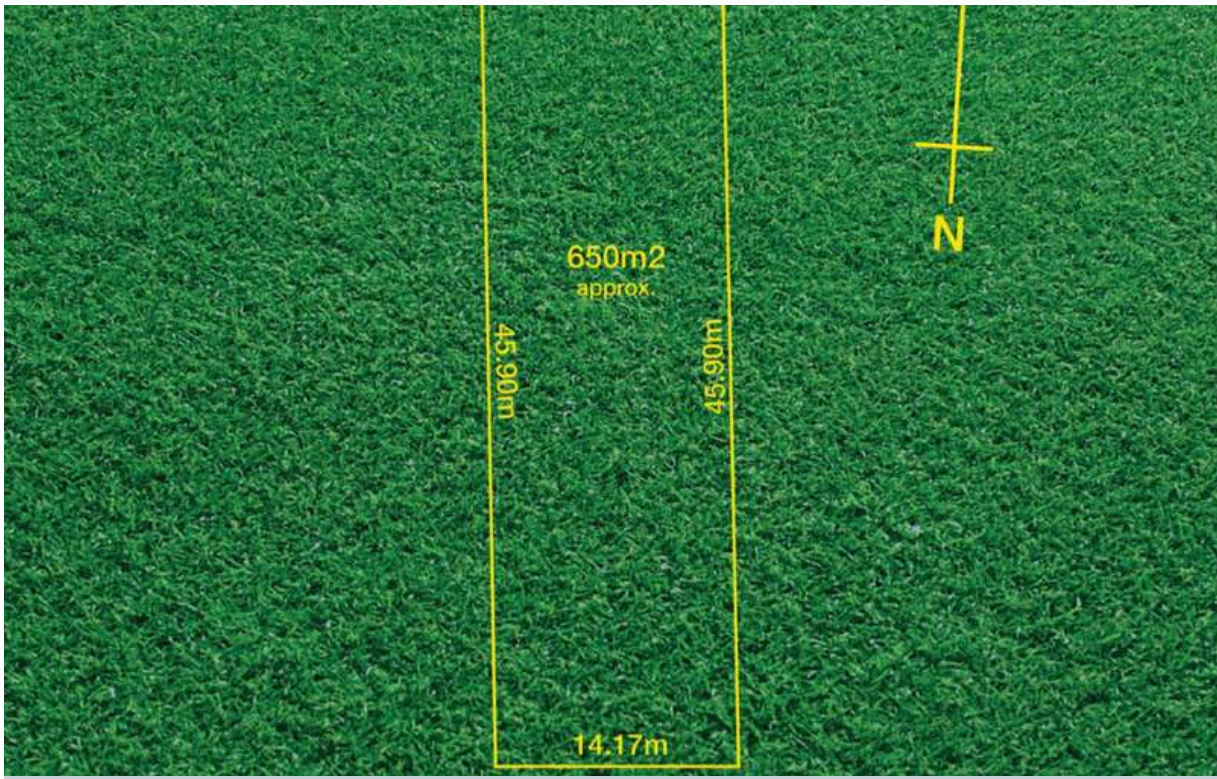
SOLD!



ERINDALE

61 Stanley Street
SOLD for \$1,880,000

Agent: Smallacombe Real Estate
Auctioneer: David Smallacombe



PARKSIDE

17 Birks Street
SOLD for \$1,228,000

Agent: Ray White Kensington
Auctioneer: John Morris



BEULAH PARK

9 Dimboola Street
SOLD for \$1,350,000

Agent: Smallacombe Real Estate
Auctioneer: John Raptis



VALLEY VIEW

11 Jordan Street
SOLD for \$835,000

Agent: LJ Hooker Adelaide Metro
Auctioneer: Troy Tyndall



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
KENT TOWN	58 North Terrace	Friday, 01/03/2024	LJ Hooker Commercial Adelaide	Troy Tyndall	P.N.D.
UNLEY	75 Frederick St	Saturday, 02/03/2024	Toop + Toop	Bronte Manuel	\$3,300,000
SALISBURY DOWNS	4 Limerick St	Saturday, 02/03/2024	Weeks & Macklin	Jonathon Moore	\$1,221,000
FLINDERS PARK	36 La Perouse Ave	Saturday, 02/03/2024	Ray White Woodville	Jonathon Moore	\$1,266,000
ST PETERS	25 Sixth Ave	Saturday, 02/03/2024	Toop + Toop	Bronte Manuel	\$1,300,000
HIGHGATE	6 Invergowrie Avenue	Saturday, 02/03/2024	Toop + Toop	Glenn McMillan	\$1,906,000
HECTORVILLE	224 St Bernards Road	Saturday, 02/03/2024	LJ Hooker Adelaide Metro	Troy Tyndall	Sold Prior
FLAGSTAFF HILL	17 Emerald Street	Saturday, 02/03/2024	Professionals Manning Vella	Brett Roenfeldt	\$735,000
FLAGSTAFF HILL	6 Kingfisher Circuit	Saturday, 02/03/2024	LJ Hooker Kensington Unley	Peter Economou	Sold Prior
KANGARILLA	96 Dashwood Gully Road	Saturday, 02/03/2024	Raine and Horne Oakbank	Brett Roenfeldt	\$630,000
GLENGOWRIE	14/8 Duggan Avenue	Saturday, 02/03/2024	RAY WHITE GLENELG BRIGHTON	Rod Smitheram	\$580,000
WARRADALE	136 Diagonal Road	Saturday, 02/03/2024	Ray White Glenelg	Rod Smitheram	\$860,000
WALKERVILLE	19 Wilsden Street	Saturday, 02/03/2024	Williams Real Estate	Hamish Mill	\$2,700,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
MITCHELL PARK	1/29 Daws Road	Saturday, 02/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$441,000
BLACKWOOD	8 Albert Place	Saturday, 02/03/2024	Harcourts Tagni	Jarrold Tagni	\$1,000,000
SOMERTON PARK	2/20 PARRY AVENUE,	Saturday, 02/03/2024	RAY WHITE GLENELG	Rod Smitheram	Sold Prior
GLENUNGA	9/122 L'Estrange Street	Saturday, 02/03/2024	LJ Hooker Adelaide Metro	Troy Tyndall	\$695,000
PORT NOARLUNGA	16 BRISCOE STREET	Saturday, 02/03/2024	RAY WHITE MORPHETTVILLE	Rod Smitheram	Sold Prior
OTTOWAY	58 Agnes Street	Saturday, 02/03/2024	Peter Ravese Real Estate	Brett Roenfeldt	\$715,000
MOUNT BARKER	3 LEWIS AVENUE	Sunday, 03/03/2024	RAY WHITE GLENELG	Rod Smitheram	\$598,000
CROYDON	1 Thomas St	Sunday, 03/03/2024	Toop + Toop	Bronte Manuel	Sold Prior
ST PETERS	8 Fifth Ave,	Sunday, 03/03/2024	Toop + Toop	Bronte Manuel	\$1,885,000
HOLDEN HILL	5 Gentilly Street	Monday, 04/03/2024	Ray White Prospect	John Morris	\$772,000
ANGLE PARK	20 Brister St	Tuesday, 05/03/2024	Ray White Woodville	Jonathon Moore	\$555,000
TOORAK GARDENS	18 Martindale Avenue	Tuesday, 05/03/2024	Ray White Prospect	John Morris	\$621,000
WOODVILLE WEST	20 Northcote Lane	Wednesday, 06/03/2024	Ray White North Adelaide	John Morris	Sold Prior
KILBURN	2A Bundarra Avenue	Wednesday, 06/03/2024	Ray White North Adelaide	John Morris	\$720,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ERINDALE	61 Stanley Street	Thursday, 07/03/2024	Smallacombe Real Estate	David Smallacombe	\$1,880,000
BROMPTON	7 Hocking St,	Thursday, 07/03/2024	Toop + Toop	Bronte Manuel	\$940,000
CROYDON PARK	19 Overland Rd,	Thursday, 07/03/2024	Toop + Toop	Vincent Doran	\$880,000
DRY CREEK	12 Railway Terrace	Thursday, 07/03/2024	Ray White Salisbury	John Morris	\$1,150,000
LIGHTSVIEW	2/29 Haines Road	Thursday, 07/03/2024		John Morris	Sold Prior
GREENWITH	23 Tongario Street	Friday, 08/03/2024	Ray White Prospect	John Morris	\$955,000
WEST LAKES	23 Ashburton Ave	Friday, 08/03/2024	Toop + Toop	Bronte Manuel	\$925,000
PARKSIDE	17 Birks Street	Friday, 08/03/2024	Ray White Kensington	John Morris	\$1,228,000
CROYDON	60 Princes Street	Saturday, 09/03/2024	Tim Morris Real Estate	John Morris	\$859,000
ROSTREVOR	15 Bruce Avenue	Saturday, 09/03/2024	Ray White Norwood	John Morris	\$1,015,000
HILLCREST	70 Gascoyne Avenue	Saturday, 09/03/2024	Ray White Norwood	John Morris	\$816,000
PARALOWIE	5A Deanna Avenue	Saturday, 09/03/2024	Ray White Salisbury	John Morris	\$455,000
SALISBURY NORTH	13 Amsterdam Crescent	Saturday, 09/03/2024	Ray White Norwood	John Morris	\$690,000
CROYDON PARK	12 Eldon Street	Saturday, 09/03/2024	Ray White Prospect	John Morris	Sold Prior



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ELIZABETH NORTH	176 Woodford Road	Saturday, 09/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$535,000
CLEARVIEW	40 High St	Saturday, 09/03/2024	DB Philpott Real Estate	Jonathon Moore	\$1,045,000
KLEMZIG	9b Argyle Tce	Saturday, 09/03/2024	KAIDE Real Estate	Jonathon Moore	\$752,000
WOODVILLE	12 Hughes St South	Saturday, 09/03/2024	Ray White Woodville	Jonathon Moore	\$660,000
SEMAPHORE	135 Military Rd	Saturday, 09/03/2024	Ray White Woodville	Jonathon Moore	\$1,342,000
GLENSIDE	9 Broughton St,	Saturday, 09/03/2024	Toop + Toop	Bronte Manuel	\$2,445,000
GLENSIDE	5 Cranwell St	Saturday, 09/03/2024	Toop + Toop	Bronte Manuel	\$1,701,000
BEULAH PARK	9 Dimboola Street	Saturday, 09/03/2024	Smallacombe Real Estate	John Raptis	\$1,350,000
CHERRY GARDENS	492 Frith Road	Saturday, 09/03/2024	Harcourts Wine Coast	Jarrold Tagni	\$772,000
VALLEY VIEW	11 Jordan Street	Saturday, 09/03/2024	LJ Hooker Adelaide Metro	Troy Tyndall	\$835,000
SALISBURY DOWNS	8A Narvik Court	Sunday, 10/03/2024	Ray White Salisbury	John Morris	\$540,000
LIGHTSVIEW	56 Parkway Drive	Sunday, 10/03/2024	Ray White Norwood	John Morris	\$735,000
LIGHTSVIEW	39 Harper Circuit	Sunday, 10/03/2024	Ray White Norwood	John Morris	\$711,500
SALISBURY PARK	23A Wandora Crescent	Sunday, 10/03/2024	Ray White Salisbury	John Morris	\$585,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
BLAIR ATHOL	76 Florence Avenue	Sunday, 10/03/2024	HM Properties	Brett Roenfeldt	\$1,001,000
CROYDON PARK	48 Crossly Ave	Sunday, 10/03/2024	Toop + Toop	Vincent Doran	Sold Prior
LIGHTSVIEW	14 Broadstock St	Sunday, 10/03/2024	Toop + Toop	Vincent Doran	Sold Prior
NORTHFIELD	1C Dumfries Avenue	Sunday, 10/03/2024	Ray White Norwood	John Morris	\$757,000
CLEARVIEW	1 Fairview Terrace	Sunday, 10/03/2024	Ray White Prospect	John Morris	\$750,000
FELIXSTOW	46 Langman Grove	Tuesday, 12/03/2024	Harcourts Barossa Real Estate	Jarrold Tagni	\$1,210,000
ADELAIDE	51 Angus St	Wednesday, 13/03/2024	Commercial SA	Jonathon Moore	\$2,230,000
MILE END	82-86 Henley Beach Rd	Wednesday, 13/03/2024	Commercial SA	Jonathon Moore	\$3,070,000
DRY CREEK	30 Wattle Avenue	Wednesday, 13/03/2024	Real Estate Partners	Paul Arnold	\$620,000
FINDON	7 Maria St	Wednesday, 13/03/2024	Ray White Woodville	Jonathon Moore	\$1,105,000
EDWARDSTOWN	6 Deloraine Road	Thursday, 14/03/2024	McGees Property	Simon Lambert	\$2,815,000
WINGFIELD	48,50&52 Cormack Rd	Thursday, 14/03/2024	Commercial SA	Jonathon Moore	Sold Prior
ST MARYS	6 Walsh Ave	Thursday, 14/03/2024	Commercial SA	Jonathon Moore	\$1,650,000
PROSPECT	58 Churchill Road	Thursday, 14/03/2024	McGees Property	Simon Lambert	\$1,240,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
MELROSE PARK	12 Emanuel Ave	Friday, 15/03/2024	Commercial SA	Jonathon Moore	\$2,670,000
GLENELG	9a Moseley Sq	Friday, 15/03/2024	Commercial SA	Jonathon Moore	\$2,250,000
BEAUMONT	4A Clearview Street	Saturday, 16/03/2024	Toop + Toop	Bronte Manuel	Sold Prior
MYRTLE BANK	84 Ferguson Avenu	Saturday, 16/03/2024	Gena Nash & Lew Toop	Bronte Manuel	\$3,200,000
DOVER GARDENS	13 Bessie Street	Saturday, 16/03/2024	Simon & Bec Tanner	Simon Tanner	P.N.D.
WESTBOURNE PARK	15 Richmond Road	Saturday, 16/03/2024	Simon & Bec Tanner	Simon Tanner	P.N.D.
GLANDORE	7 Mersey Street	Saturday, 16/03/2024	Simon & Bec Tanner	Simon Tanner	\$750,000
ENFIELD	342 grand Junction Road	Saturday, 16/03/2024	Ray White Prospect	John Morris	\$440,000
SALISBURY DOWNS	9 Maria Street	Saturday, 16/03/2024	Ray White Norwood	John Morris	\$650,000
INGLE FARM	49 Coondoo Avenue	Saturday, 16/03/2024	Ray White Norwood	John Morris	\$687,000
NORTHFIELD	472 grand Junction Road	Saturday, 16/03/2024	Ray White Para Hills	John Morris	Sold Prior
CROYDON PARK	11 Alvis Street,	Saturday, 16/03/2024	Toop + Toop	Vincent Doran	\$830,000
KLEMZIG	2 Victoria Street	Saturday, 16/03/2024	Ray White Norwood	John Morris	\$920,000
HOPE VALLEY	45 Berri Road	Saturday, 16/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ELIZABETH PARK	2 Bridport Street	Saturday, 16/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$526,000
PARK HOLME	10 Tarranna Avenue	Saturday, 16/03/2024	RAY WHITE GLENELG BRIGHTON	Rod Smitheram	\$886,000
ABERFOYLE PARK	51 Spring Park Circuit	Saturday, 16/03/2024	Harcourts Matthews	Jarrold Tagni	\$835,000
NETHERBY	2/527 Fullarton Road	Saturday, 16/03/2024	Smallacombe Real Estate	David Smallacombe	\$710,000
ATHELSTONE	5 Mepsted Cres	Saturday, 16/03/2024	Real Estate Partners	Paul Arnold	\$772,000
CAMPBELLTOWN	20 Ann St	Saturday, 16/03/2024	Ray White Campbelltown	Jonathon Moore	\$1,120,000
MAGILL	11 Armson Ave	Saturday, 16/03/2024	Carter Partners	Jonathon Moore	\$1,305,000
FLINDERS PARK	44 Kanbara St	Saturday, 16/03/2024	Ray White Henley Beach	Jonathon Moore	\$1,126,000
GLENELG NORTH	8 Clovelly Ave	Saturday, 16/03/2024	Ray White Woodville	Jonathon Moore	\$985,000
VALLEY VIEW	77 Rutherglen Avenue	Saturday, 16/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
SURREY DOWNS	37 Illyarrie Avenue	Saturday, 16/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
DAVOREN PARK	83 Coventry Road	Saturday, 16/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
REDWOOD PARK	333 Grenfell Road	Saturday, 16/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
FULHAM GARDENS	2 Jordan Avenue	Saturday, 16/03/2024	Adelaide Property Brokers	Brett Roenfeldt	Sold Prior
GLENELG SOUTH	12 Bristol Street	Saturday, 16/03/2024	Ray White Glenelg	Rod Smitheram	\$2,425,000
FULHAM GARDENS	9A HOLTHOUSE AVENUE	Saturday, 16/03/2024	RAY WHITE GLENELG	Rod Smitheram	Sold Prior
HACKHAM WEST	40 Greenbank Grove	Saturday, 16/03/2024	Harcourts Wine Coast	Jarrod Tagni	Sold Prior
ADELAIDE	222-224 Gilles St	Saturday, 16/03/2024	Professionals Robins 888	Brett Roenfeldt	\$1,250,000
LOCKLEYS	11 Dartmoor St	Sunday, 17/03/2024	Ray White Flinders Park	Brett Roenfeldt	Sold Prior
LOCKLEYS	11 Dartmoor Street	Sunday, 17/03/2024	Ray White Flinders Park	Michael Cavuoto	Sold Prior
KIDMAN PARK	19 Kooralla Grove	Sunday, 17/03/2024	Meier Paul Real Estate	Brett Roenfeldt	Sold Prior
MARLESTON	16 Stirling Street	Sunday, 17/03/2024	Jump Property	Brett Roenfeldt	\$850,000
HECTORVILLE	28 Eve St	Sunday, 17/03/2024	Pinky Bricks Real Estate	Brett Roenfeldt	\$912,000
NORTH ADELAIDE	182A Barton Terrace	Sunday, 17/03/2024	Ray White North Adelaide	John Morris	\$2,075,000
BEULAH PARK	51 Guhrs Road	Sunday, 17/03/2024	Toop + Toop	Vincent Doran	Sold Prior
ALLENBY GARDENS	1/17 East Ave	Sunday, 17/03/2024	Toop + Toop	Vincent Doran	Sold Prior
BROMPTON	104A East Street	Sunday, 17/03/2024	Toop + Toop	Vincent Doran	\$970,000
LARGS BAY	2/264 Fletcher Road	Sunday, 17/03/2024	Ray White North Adelaide	John Morris	Sold Prior



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
SHEIDOW PARK	36 Woodend Road	Tuesday, 19/03/2024	Scott Murphy Real Estate	Brett Roenfeldt	\$820,000
WINGFIELD	63 Wing St	Wednesday, 20/03/2024	Commercial SA	Jonathon Moore	\$695,000
ADELAIDE	30 East Terrace	Thursday, 21/03/2024	Ray White Norwood	John Morris	\$850,000
ELIZABETH VALE	29 Prunus Avenue	Thursday, 21/03/2024	Ray White Salisbury	John Morris	\$622,500
GULFVIEW HEIGHTS	4 Crown Court	Saturday, 23/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
SALISBURY EAST	66 Gloucester Avenue	Saturday, 23/03/2024	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
ST MORRIS	11 Thomas Avenue	Saturday, 23/03/2024	Williams Real Estate	Hamish Mill	\$1,512,000
HAZELWOOD PARK	32 Russell Ave	Saturday, 23/03/2024	Debi Zeceovich	Bronte Manuel	Sold Prior
GLENELG	3 Rugless Tce	Saturday, 23/03/2024	Gena Nash & Lew Toop	Bronte Manuel	\$945,000
FINDON	13 St Albyns Street	Saturday, 23/03/2024	Thomas Crawford	Vincent Doran	Sold Prior
HENLEY BEACH SOUTH	20 Hobart St	Saturday, 23/03/2024	Ray White Henley Beach	Jonathon Moore	\$1,810,000
PROSPECT	20 Lettie St	Saturday, 23/03/2024	MichaelKris Real Estate	Jonathon Moore	\$1,200,000
WELLAND	33 Bond St	Saturday, 23/03/2024	Ray White Woodville	Jonathon Moore	\$1,093,000
WOODVILLE PARK	38 Russell Tce	Saturday, 23/03/2024	Ray White Woodville	Jonathon Moore	\$1,050,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
PROSPECT	25 William Street	Saturday, 23/03/2024	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,115,000
EDWARDSTOWN	2/37 Lindsay Avenue	Saturday, 23/03/2024	Smallacombe Real Estate	David Smallacombe	Sold Prior
SEATON	19a Clarke Tce	Saturday, 23/03/2024	Ray White Woodville	Jonathon Moore	\$560,000
HENLEY BEACH SOUTH	12a Canberra St	Saturday, 23/03/2024	Ray White Henley Beach	Jonathon Moore	\$1,712,000
CHELTENHAM	86 Stroad St Nth	Saturday, 23/03/2024	Ray White Woodville	Jonathon Moore	\$1,070,000
HAPPY VALLEY	2 ROXANNE STREET	Saturday, 23/03/2024	RAY WHITE MORPHETT VALE	Rod Smitheram	Sold Prior
PARA HILLS	39 Sleep Road	Saturday, 23/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$673,000
PAYNEHAM SOUTH	Unit 3, 16 First Ave	Saturday, 23/03/2024	Adelaide Property Brokers	Brett Roenfeldt	Sold Prior
ROSSLYN PARK	17 Primrose Terrace	Saturday, 23/03/2024	Smallacombe Real Estate	David Smallacombe	P.N.D.
SALISBURY	28 Winzor St	Saturday, 23/03/2024	Professionals Manning Vella	Brett Roenfeldt	Sold Prior
OAKDEN	3 Regent Court	Saturday, 23/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$675,000
SALISBURY	12 Harvey Avenue	Saturday, 23/03/2024	Professionals Manning Vella	Brett Roenfeldt	\$686,000
BLAKEVIEW	26 Park Terrace	Saturday, 23/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$540,000
CRAIGMORE	30 Jacaranda Drive	Saturday, 23/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$485,000



MARCH

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
GLENELG NORTH	8 Tod St	Sunday, 24/03/2024	Ray White Henley Beach	Jonathon Moore	\$1,545,000
SOUTH PLYMPTON	68 Barker Ave	Sunday, 24/03/2024	Bronlea Real Estate	Jonathon Moore	\$986,000
SEACOMBE GARDENS	10 Russell Ave	Sunday, 24/03/2024	Ray White Henley Beach	Jonathon Moore	\$775,000
WEST CROYDON	24 Margaret Ave	Sunday, 24/03/2024	Thomas Crawford	Bronte Manuel	\$1,132,500
BROOKLYN PARK	Unit 2 / 5 May Terrace	Sunday, 24/03/2024	Ray White Flinders Park	Michael Cavuoto	\$590,000
PLYMPTON	48 Wheaton Road	Wednesday, 27/03/2024	Century 21 The Bay Glenelg	Jarrold Tagni	\$1,600,000
HOLDEN HILL	10 Mercedes Drive	Thursday, 28/03/2024	All Adelaide City Edge	Brett Roenfeldt	\$800,500



**SOCIETY AUCTIONEERS REPORTING
THEIR AUCTIONS ON THE SOCIETYS
UPCOMING AUCTIONS APP**



Troy Tyndall



John Morris



Tony Tagni



Jarrood Tagni



AJ Colman



Brett Roenfeldt



Bronte Manuel



Rod Smitheram



Geoff Schell



Jonathon Moore



Michael Cavuoto



John Raptis



Simon Lambert



Peter Economou



Richard Thwaites



Brett Pilgrim



**SOCIETY AUCTIONEERS REPORTING
THEIR AUCTIONS ON THE SOCIETYS
UPCOMING AUCTIONS APP**



Anthony DeMarco



Vincent Doran



Angus Barnden



Trent Godfrey



George Kargiotis



Hamish Mill



David Smallacombe



Nathan Casserly



Mark Griffin



Michael Fenn



Sam Doman



James Wardle



Glenn McMillan



Vincent Wang



**SOCIETY AUCTIONEERS REPORTING
THEIR AUCTIONS ON THE SOCIETYS
UPCOMING AUCTIONS APP**



Marc duPlessis



Simon Tanner



Tim Thredgold



Andy Edwards



Scott Newton



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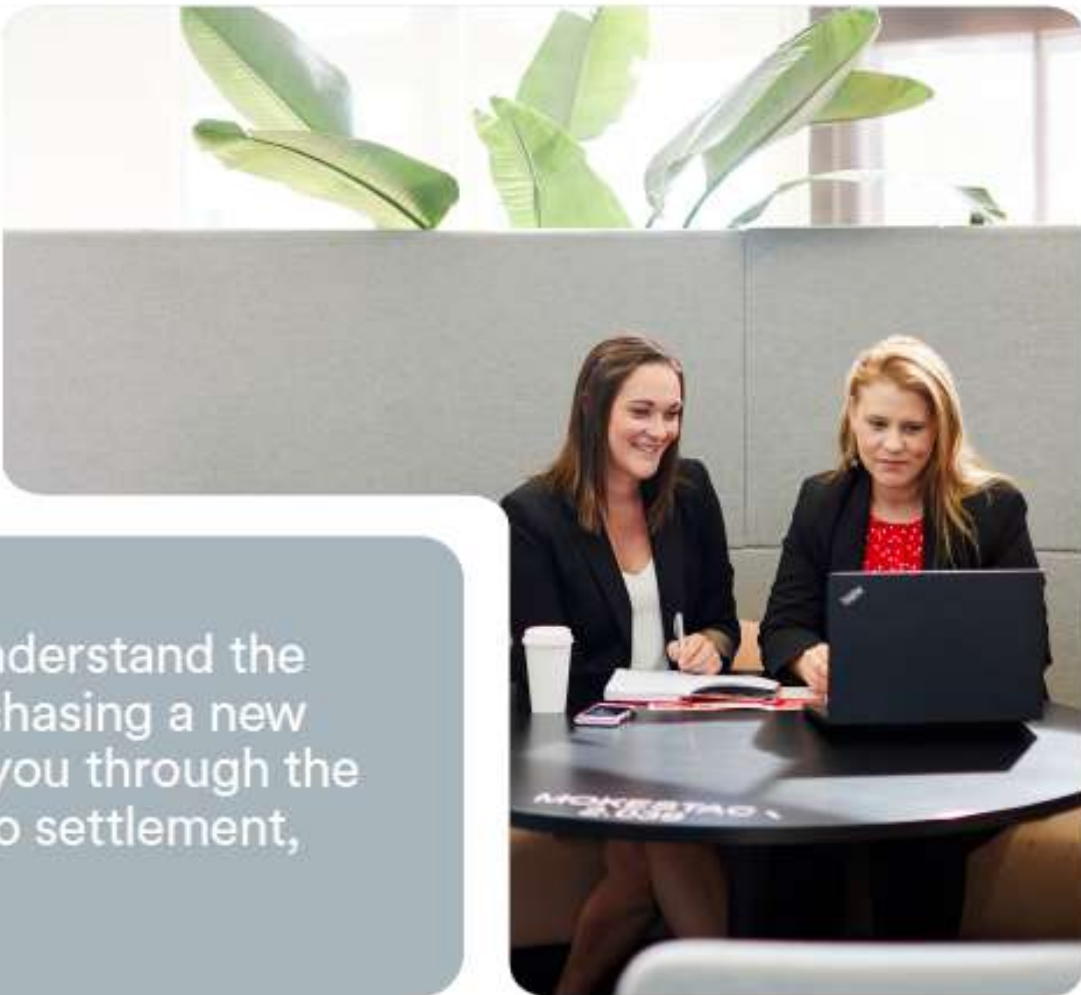
* For Terms and Conditions visit directconnect.com.au/terms-conditions



WE'VE GOT YOU COVERED

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We understand the moving process



SERVICES WE CONNECT

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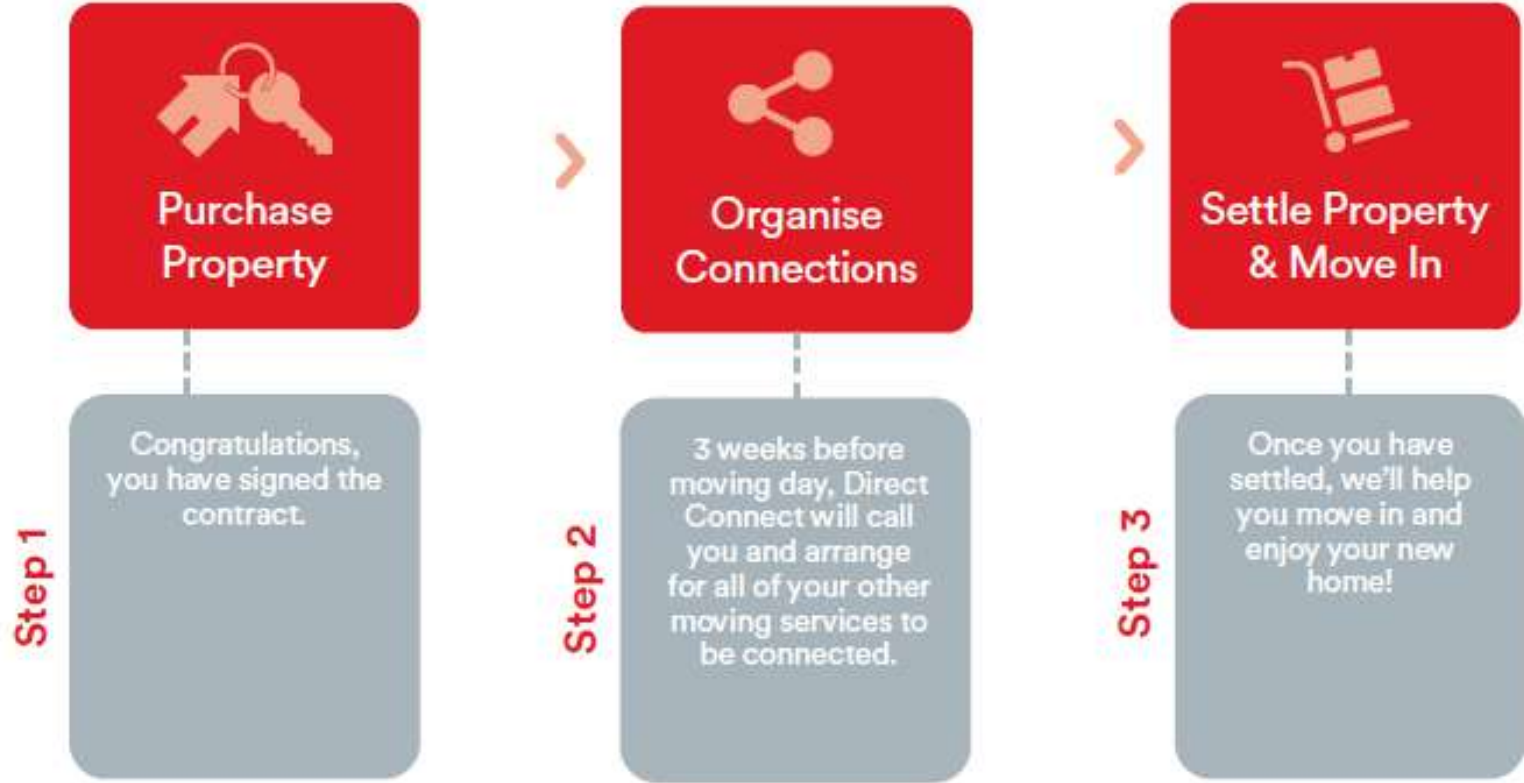
Our telecommunication experts can advise you on a great range of phone, broadband and mobile solutions, tailored to suit your needs.



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PerspectiveMedia

Video is the most powerful marketing tool a business can have.
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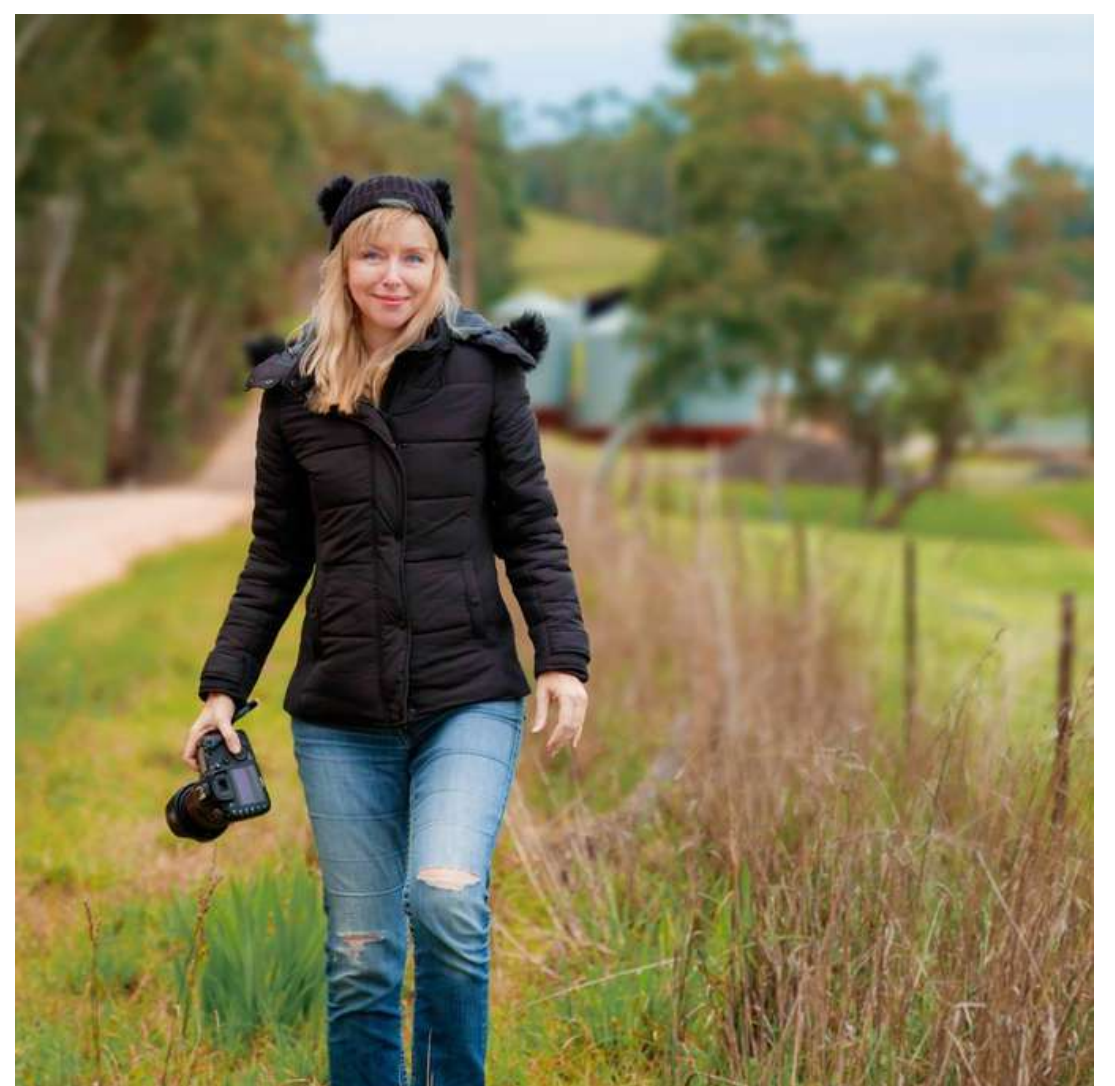
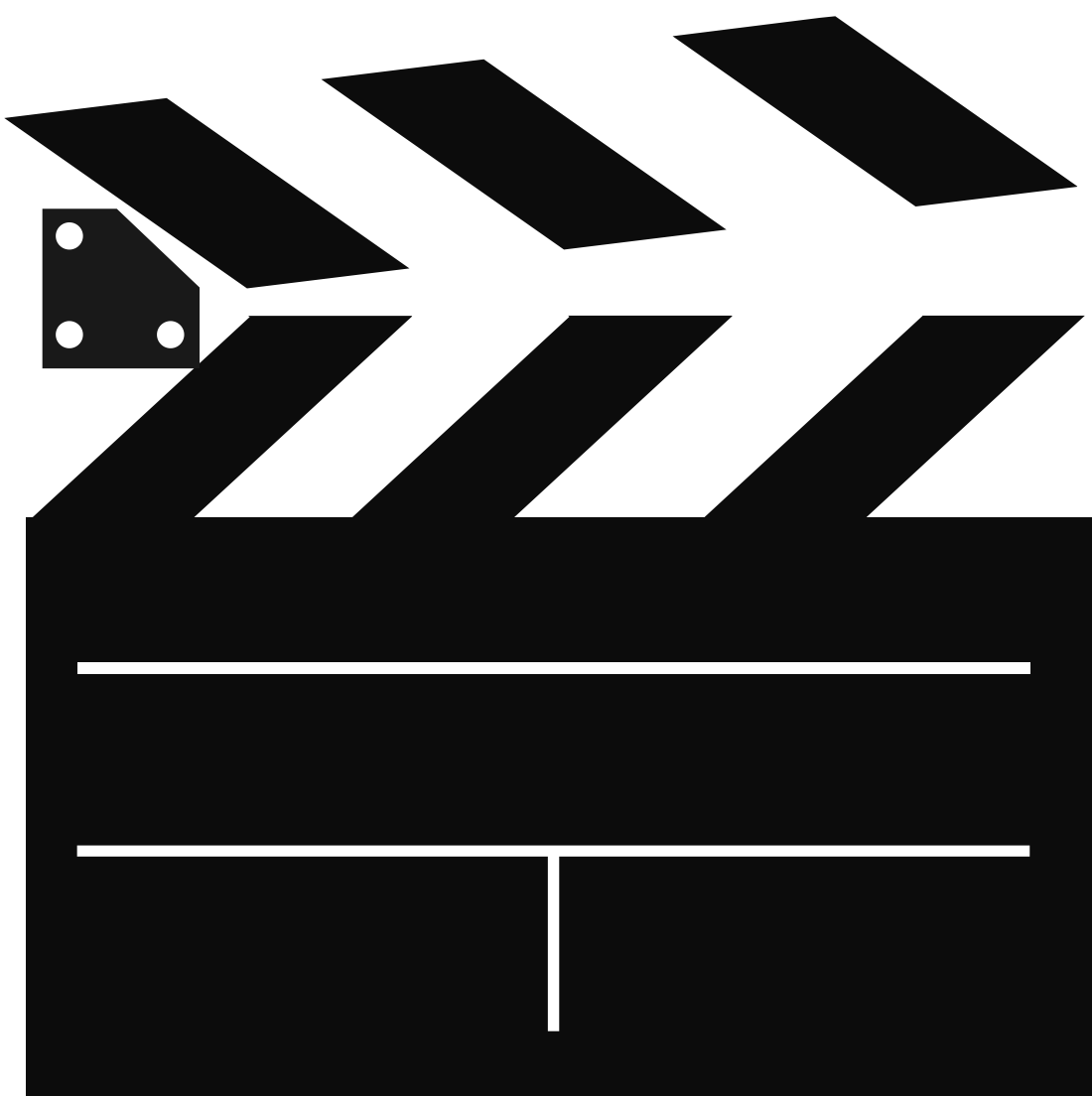
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For Form 1 preparation please contact Chris Gill on 7221 4908

Chris has been involved with the Society of Auctioneers & Appraisers as a trainer and board adviser since 1995 and has been conveyancing since 1985.

Chris runs specialist training workshops for sales agency, contracts and Form 1 and has an intricate knowledge of the legislation and agency practice.

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21 ADVANTAGES OF AUCTION

SOCIETY OF AUCTIONEERS & APPRAISERS S.A. INC.

The 21 Advantages of using Auction as Your Preferred Marketing Process





POWERFUL MARKETING TOOL

Auction puts the Focus on Your Property

What are the Advantages to me as a Vendor?

1. **Control**, as Vendor you set the terms and conditions.

2. **You get a cash unconditional contract.**

3. **10% deposit** on the fall of the hammer.

4. **No cooling off period** applies.

5. **Allows 3 opportunities to sell** – before, at Auction or immediately after – and reduces the overall selling time in the market.

6. **Creates a sense of urgency**, which motivates purchasers to action.

7. **Allows all potential buyers to compete** amongst themselves to offer you the best price.

8. Can be used as part of a **total marketing package** where auction is the component that gets the buyers to act.

9. **Price is usually not disclosed** so you remove the objection factor.

10. **Forces buyers to make decisions** to a deadline of the auction date and brings negotiations to a head.

11. **The Auctioneer's skills**, enthusiasm and techniques can maximise the price.

12. **Vendors control their reserve price** and settlement date and accept or reject varied terms and get cash contracts, which usually settle in 30 days.
13. In every other form of marketing the buyer is in control. The buyer will dictate the offer, terms, subject to finance, subject to sale, subject to building inspection etc. and get a cooling off period. The buyer will negotiate from a position of strength. **With Auction the Vendor dictates the terms.**

14. **Auction opens the door** to more motivated buyers.

15. The Auction marketing campaign that you choose will be tailored to deliver **maximum exposure within the first few weeks on the market** – the time frame during which it is most likely to sell.

16. Your home is only open at **times that suit you** with a predetermined schedule of opens.

17. **The level of market interest** will help you gauge your reserve price.

What is an Auction?

Auction is a process which allows interested parties to make competitive bids which establishes the current market value of the property in an open, transparent and public form utilising the skills of an experienced auctioneer.

18. **The competitive Auction environment** offers the greatest chance for a premium price.
19. **Auction negates the need for commissioner's approval** when dealing with associates under legislation saving valuable time.
20. Unlike other marketing methods where buyers generally negotiate down from the asking price, **at Auction buyers increase their offers commensurate with the skills of the Auctioneer.**
21. **On the fall of the hammer the Vendor becomes a cash buyer** subject to settlement only.

Why Auction Real Estate?

Real Estate Auctions have become one of the most popular methods of buying and selling property in Australia with substantial benefits for both Vendors and Purchasers. Auction is used as the preferred method of sale by Beneficiaries, Governments, Banks, Administrators, Executors & Trustee Companies, Corporations and Private Vendors and has been proven to be the best method of establishing true market value. Committed Vendors sell their property by Auction!

If you're not auctioning your property you are missing out on the highest bid – it costs no more to have Auction as part of your marketing strategy

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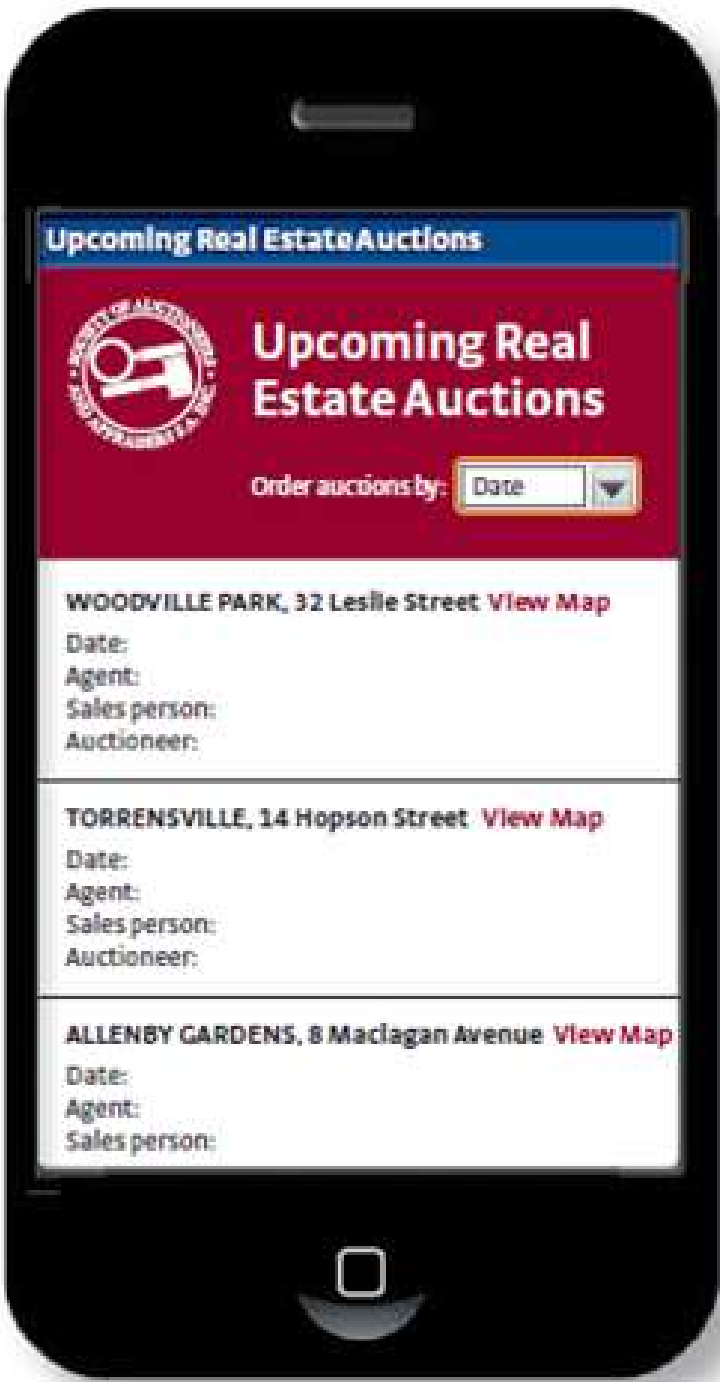
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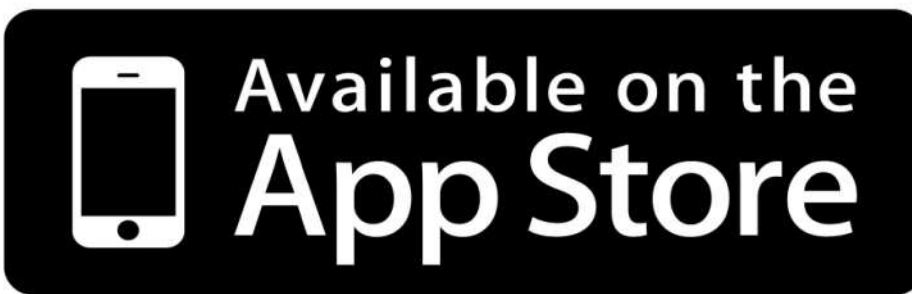
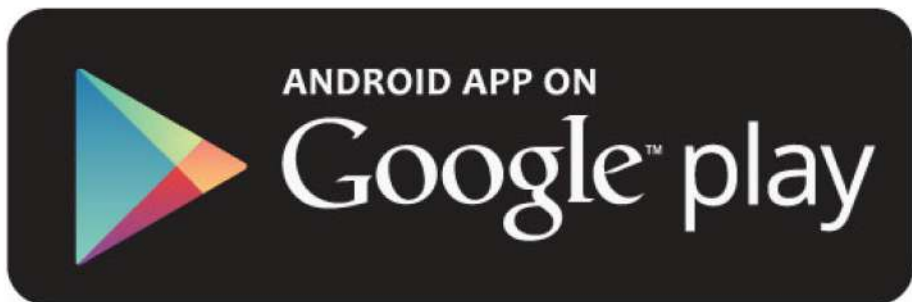
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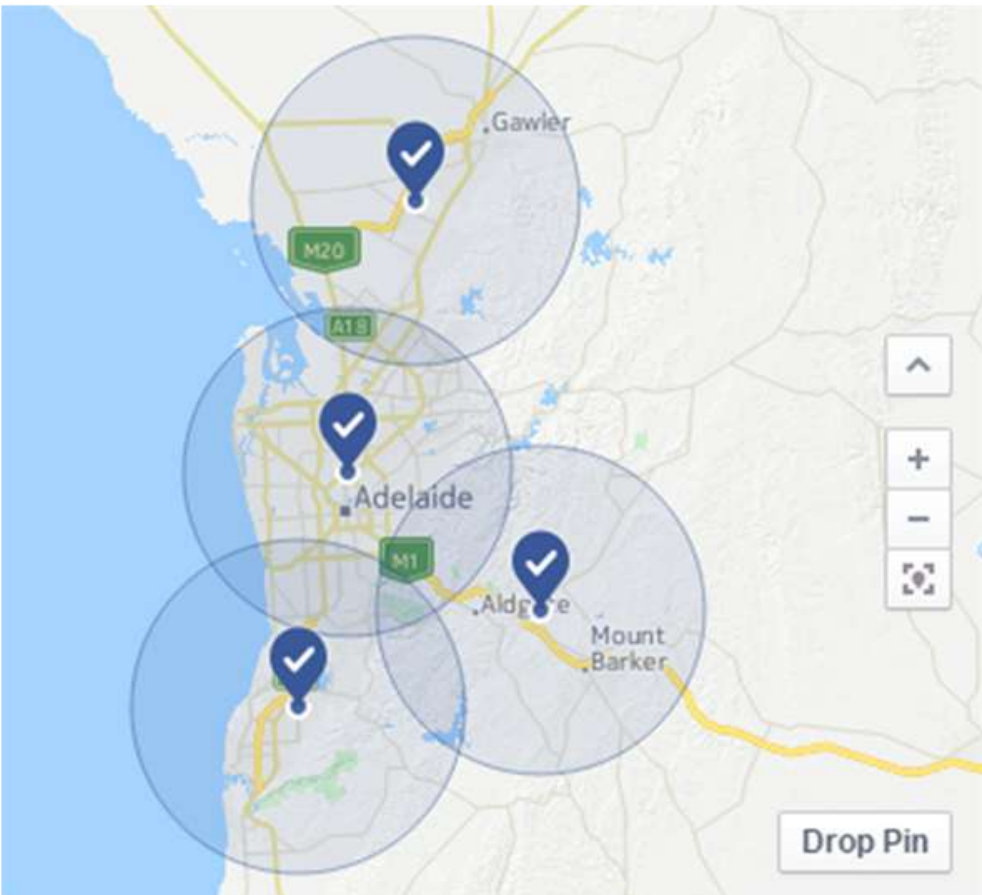
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