



THE SOCIETY



Representing:

Auctioneers, Appraisers,
Agents, Sales Consultants,
and Property Managers

- Real Estate
- General
- Livestock



DECEMBER 2024





CONTENTS

| | |
|------------------------------------|----|
| Major Announcement | 03 |
| Now open! Golden Gavel Live 2025 | 04 |
| The Board | 05 |
| Upcoming Events | 06 |
| Society Golf Classic 2024 | 07 |
| 2-Day Auctioneers License Workshop | 13 |
| Member’s Memories and Highlights | 16 |
| Society’s Auctions | 18 |
| Auction Monthly Results | 22 |
| Society’s Auctioneers | 32 |
| 40 Years of History | 37 |
| Sponsors | 39 |



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The Society of
Auctioneers and
Appraisers (SA) Inc.

THE
INDUSTRY
CHOICE OF
PROFESSIONALS



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MAJOR ANNOUNCEMENT

We are pleased to announce that we have commissioned a new Real Estate Sales Forms System initially providing an Agency Agreement, Contract and extended Residential Sales Agency Agreements for the exclusive use of Members of the Society of Auctioneers and Appraisers (SA) Inc.

The Society logo as a Professional Body will appear on the Forms as an endorsement of the content for peace of mind for your clients.

The new forms will be cost effective, vetted and approved by the Society.

Since 1st July 2024 we have been overwhelmed with requests from Members to provide and maintain a suite of Real Estate Forms endorsed with our logo similar to what we had provided previously for the past 30 years.

We envisage the new Forms will be made available to existing members early in the New Year.

We are working with a Legal Firm to develop concise and compliant Forms to the Legislation in South Australia.

Our vision statement is to develop and enhance the professional standards of members through training, technology, innovation and representation

and this initiative fits within those parameters.

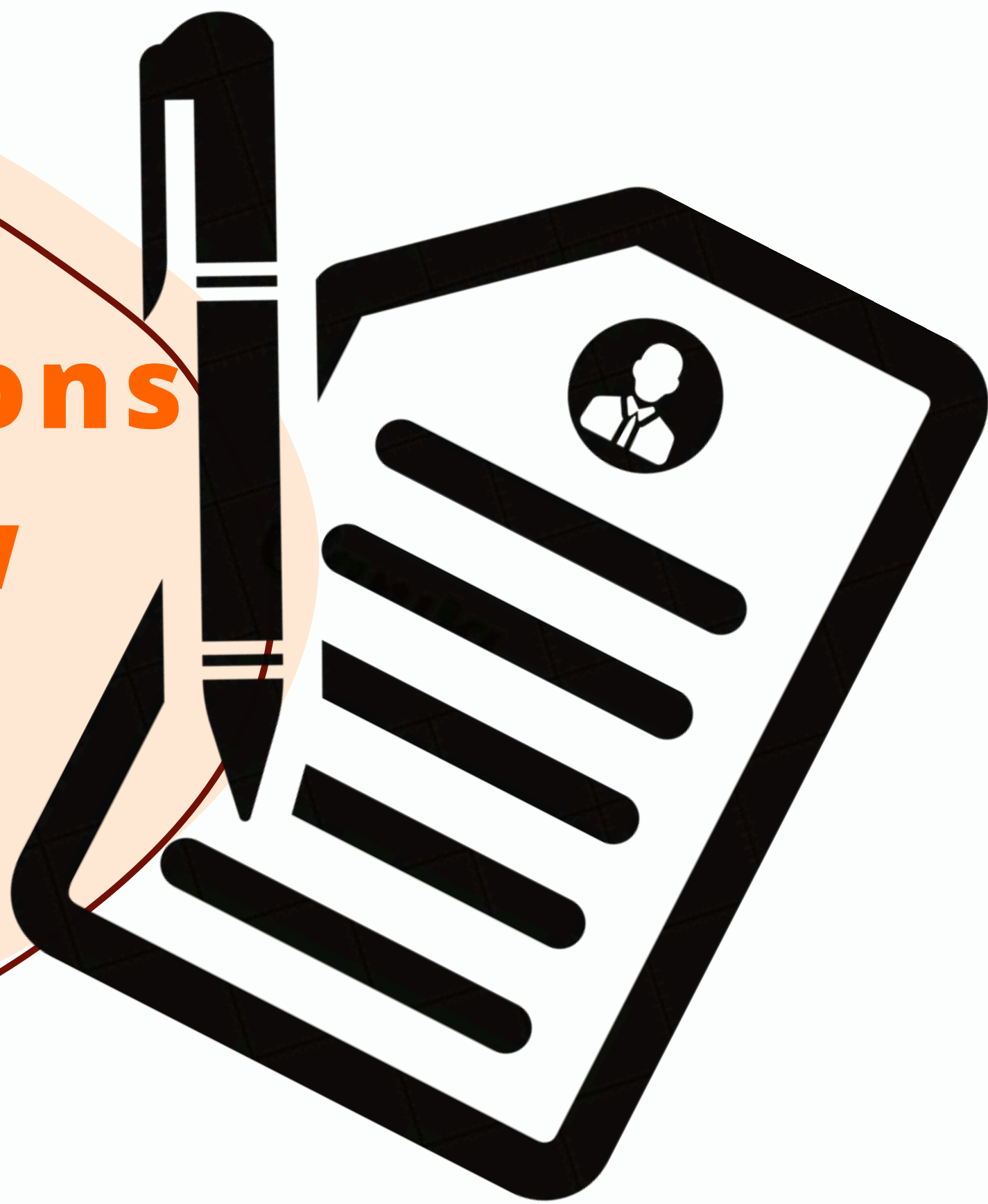
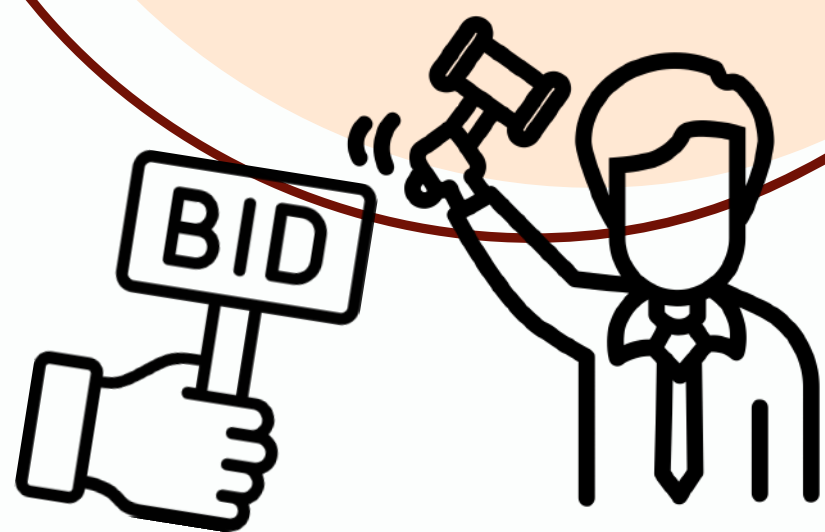
TRENT GODFREY M.S.A.A
President

Garry Topp F.S.S.A (Life)
CEO



GOLDEN GAVEL LIVE2025

**Nominations
are now
open!**



[Conditions of Entry](#)

[Nomination Form](#)

Let the Auctions begin!

We suggest you upload every auction you conduct as you will never know which will be your best performance until after the event and don't be impressed if you get a really good price because the judges will judge your performance and not the sale price.



THE BOARD



Trent Godfrey
President



Trish Johnson
Vice President

Board Members



John Raptis



Jacob Kinsman



John Young

Society of Auctioneers, Appraisers, Agents and Property Managers



YOU ARE INVITED TO

Society

CHRISTMAS DRINKS

05 DEC | THURSDAY | 05 PM

THE HWY BEER GARDEN

290 Anzac Hwy,
Plympton SA 5038

**FOOD SUPPLIED
BAR OPEN AT COST**

Send RSVP to
admin@auctioneers.com.au



Society Golf Classic 2024



We can certainly pick the day! 24 degrees clear skies, sunny, just perfect!

In 2024 we celebrated the 26th Anniversary of the Form1 Society Golf Classic sponsored by Chris Gill, carrying on the tradition.

11 teams participated in a relaxed environment and commenced with Hamburgers for lunch and tee off at 12:30 PM at the stunning Mt Osmond Golf Club.









Prizes included:

- 12 bottles of Eight at the Gate Family Selection 2021 Cabernet Sauvignon, 2021 Shiraz and Warttonbully Sparkling Blanc
- 2 Bottles Jansz courtesy of AJ Colman, Estate & Downsizing Services
- 6 Dozen Golf Balls Courtesy of Chris Gill, The Form 1 Company and Golf Pro Shop Vouchers to the value of \$900.
- A voucher of \$50 in the Bistro of the Arkaba Hotel
- 4 x 100 Print Vouchers – courtesy of Sam Bowden, Bowden Printing Group
- Voucher for Goods and Services to the value of \$100, courtesy of Darren Read from Read Brother Signs
- \$100 cash from Read Brothers Signs for nearest pin on 4th
- 4 \$100 Vouchers to The Palais Hotel Semaphore courtesy Attlio Cavuoto & The Palais
- Chivas Regal 12 Years old Scotch and highball glass
- 2 Bottles Vickers London Dry Gin courtesy Society President Trent Godfrey
- A Prohibition Liquor Co. Specialty Spirits Gin Pack courtesy Society Board Member Jacob Kinsman.

We had a great day, Society Members and Guests were looked after on –course by Stella and Clemen with drinks, snacks then afterwards with a smorgasbord of cold meats, squid and cocktail pies and pasties.

Chris Gill certainly knows how to organise and Event!



Award 1
Nearest to the pin 2nd Hole

Presented by: GORDON TONKIN & DARREN READ
Prize: Bottle of Jansz courtesy of AJ Colman, Estate and Downsizing Services

The Winner was **TIM THREDGOLD**



Award 2
Hole in 1 on 4th

Presented by: GORDON TONKIN and DARREN READ
Prize: \$10,000 courtesy, Gordon Tonkin of Cowden Insurance and Darren Read of Read Brothers Signs

The Winner was NO ONE THIS YEAR!



Award 3
Nearest to the pin 4th Hole

Presented by: GORDON TONKIN & DARREN READ
Prize: \$100 Cash price courtesy, Darren Read of Read Brothers Signs

The Winner was **VINCE MAIO** with Ray White Flinders Park Team



Award 4
Nearest to the pin on 11th Hole

Presented by: GORDON TONKIN & DARREN READ
Prize: Voucher for \$100 for Goods + Services courtesy of Darren Read of Read Brothers Signs

The Winner was **TIM THREDGOLD** with the Form 1 Team



Award 5
Nearest pin on 2nd shot on 7th hole

Presented by: PATRICK BUYING
Prize: \$50 Food + Beverage Voucher courtesy of Arkaba Hotel

The Winner was **VINCE MAIO**



Award 6
Longest Drive on 14th Hole

Presented by: PATRICK BUYING
Prize: Bottle of Vickers London Dry Gin courtesy Society President Trent Godfrey

The Winner was **GRADY CAMPBELL** with Ray White Norwood Team. Damien Fong on behalf of Grady.



Award 7
Longest Drive on 6th Hole

Presented by: PATRICK BUYING
Longest Drive on 6th Hole
Prize: Bottle of Vickers London Dry Gin courtesy Society President Trent Godfrey.

The Winner was **DARREN BAYNES** from the Bowden Group Team



Award 8
Best Dressed

Presented by: JANE MCKNIFF
Prize: Bottle of Jansz courtesy of AJ Colman, Estate and Downsizing Services

The Winner was **ADAM RICE** with Ray White Glenelg Team



Award 9
Third Place

Presented by: JANE MCKNIFF and CHRIS GILL
Each player will receive: A Bottle of Eight at the Gate Family Selection Shiraz or Wrattenbully Sparkling Blanc courtesy of Jane Richards of Eight at the Gate Winery & 3 Golf balls each & \$50 Golf Pro Shop Voucher each courtesy The Form 1 Company.

The Winner was **RAY WHITE NORWOOD** with a score of 51.375. (Brandon Pilgrim, Damien Fong, Tom Roberts and Grady Campbell)



Award 10
Second Place

Presented by: JANE MCKNIFF and CHRIS GILL
Each player received: A Bottle of Eight at the Gate Family Selection Shiraz or Wrattenbully Sparkling Blanc courtesy of Jane Richards of Eight at the Gate Winery, A half dozen of Golf balls & \$75 Golf Pro Shop Voucher each courtesy of Chris Gill.

The Winner was **BOWDEN GROUP** with a score of 51.25 (Patrick Buying, Derek Butler, George D'Agostino and Darren Baynes)



Award 11
First Place

Presented by: JANE MCKNIFF AND CHRIS GILL
First Place wins the Perpetual Trophy and each player will receive: \$100 Food + Beverage Voucher for the Palais at the Semaphore; \$100 print voucher each from the Bowden Printing Group, courtesy of Patrick Buying; a A Bottle of Eight at the Gate Family Selection Shiraz or Wrattenbully Sparkling Blanc courtesy of Jane Richards of Eight at the Gate Winery, A half dozen of Golf balls and \$100 Golf Pro Shop Voucher each courtesy of Chris Gill.

The Winner was **DB PHILPOTT REAL ESTATE** with a score of 49.75. (David Philpott, Brett Polglase, Pete Smith and Hamish Archibald).



THE RAFFLE

When their ticket is called, the lucky winner can choose the prize they would like.

Proceeds go to **Lutheran Care**, who will support most vulnerable who are at risk of falling into homelessness and **Rare Find Foundation** is a charity dedicated to supporting families and caregivers of children diagnosed with Tay-Sachs and Sandhoff diseases – both rare, life-limiting genetic conditions. Making a difference to the lives of people affected by rare diseases.



Lot 1:

The “Butler Package” at the Playford MGallery Hotel donated by Vice President, Trish Johnson.
TOM KLUVANEK



Lot 2:

Lady Bay Resort Golf Club Package donated by Vice President, Trish Johnson
TANYA PAGE



Lot 3:

Chivas Regal 12 Years old scotch and Highball glass boxed set
PAUL RICHARDS



Lot 4:

Probation Liquor Co. Specialty Spirits Gin Pack donated by Board Member Jacob Kinsman
PATRICK BUYING



Lot 5:

Whisky donated by Society Board Member, Jacob Kinsman
VINCE MAIO



Award 13

Present for Chris Gill

Presented by: Trent Godfrey

Thank Chris Gill, The Form 1 Company for subsidizing the cost of The Society Annual Golf Classic and sponsoring the event, on behalf of the Society we would like to present your favorite with a Bottle of Jim Beam Bourbon.

Join us for Christmas Drinks at the HWY on Thursday 5th December 2024.

Thanks for attending , see you next year!
All the best for Christmas and the New Year.



2-Day Auction Workshop

THREE OF THE BEST



The Society's 2-Day Auctioneers Licence Workshop 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.

Each participant receives a comprehensive workbook including Best Practice Procedures, Auction Essentials Handouts, as well as the copy of an Intensive Powerpoint Presentation.

Assessment of competency is by Workplace Trainers and Assessors and competency in all segments of Auction performance and legalities will be required for certification when a National Statement of Attainment will be issued on a successful completion.



The workshop is conducted by **Nationally Accredited Trainer, Brett Roenfeldt F.S.A.A (Life)**. Brett will impart intricate knowledge gained over the last 45 years to give participants the best possible grounding to commence their career or enhance current skills.

The training is all about bringing out your own natural personality into your performance and painting emotional pictures of lifestyle benefits to ensure your performance is powerful and unique.



Brett Roenfeldt has conducted in excess of 21,000 Auctions of Farms, Vineyards, Hotels, Motels, All South Australia's Hungary Jacks outlets, Red Roosters, Sheep and Cattle Stations, Lindsay Park Stud, Pizza Huts, Major iconic Farms in the mid-north and tens of thousands of residential homes and vacant land holdings.

This time, we had three absolutely brilliant performers who got better and better as the two day went by.



Joe Murdock, ex-Society's Schools Auction Idol finalist from St. Peters College at the time mentored by Matt Smith now working with Klemich Real Estate coming from a family involved with car dealerships, he loves fishing.



Tom Rowe, a Certified Practicing Valuer with a Bachelor of Business (Property) at UniSA. and a Fellow of the Australian Property Institute wants to add property Auctioneer to his skills currently a partner at McGees Property in Adelaide.



Ross Christopodoulou is a Salesagent, started in Residential 7 to 8 years ago also wanting to compliment the McGees Auction expertise by adding another string to his bow. He's interested in cycling, soccer, and socialising.



The 2 days were absolutely vibrant with all Auctioneers gradually improving as time went by. They all got on like a house on fire and challenged each other continually over the two days. Trainers Brett Roenfelt and Garry Topp complimented the three for their ingenuity, enthusiasm and commitment and were complimented on being the best three that we had in the Course for a long time.

To assist us in future planning, we all asked the participants to complete a critique form.

When asked: What Did you gain from the presentation?

Answers were: Absolutely - legalities, how to correctly present and deliver the ideal auction performance; Absolutely, learned further options for negotiating tactics, now realising when many other Auctioneers do not follow correct procedure; Yes, excellent examples and insights. Clear and friendly feedback instructions. Well worth it.

What did you like the most?

Answers were: Real life examples and the practice bidding scenarios, great personalities; Role plays under Auction conditions and opportunities to debate and discussed procedure; Going through questions that have come up in the field. (Real life examples that have actually happened).

What else would you like covered?

Answers were: I was very happy with all content covered; Nothing; maybe a practice run through outside when it is noisy.

What would you tell other as the main benefits of the workshop?

Answers were: Copies of legal requirements, provides real life examples, provides confidence in abilities; very experienced teachers and learning how to handle multiple situations.

We will conduct the next 2-Day Auction Workshop on 2025 if you know of absolutely anyone who you perceived would gained benefit from attending, please let us know.



Garry Topp F.S.S.A (Life)
CEO



Members Memories and Highlights

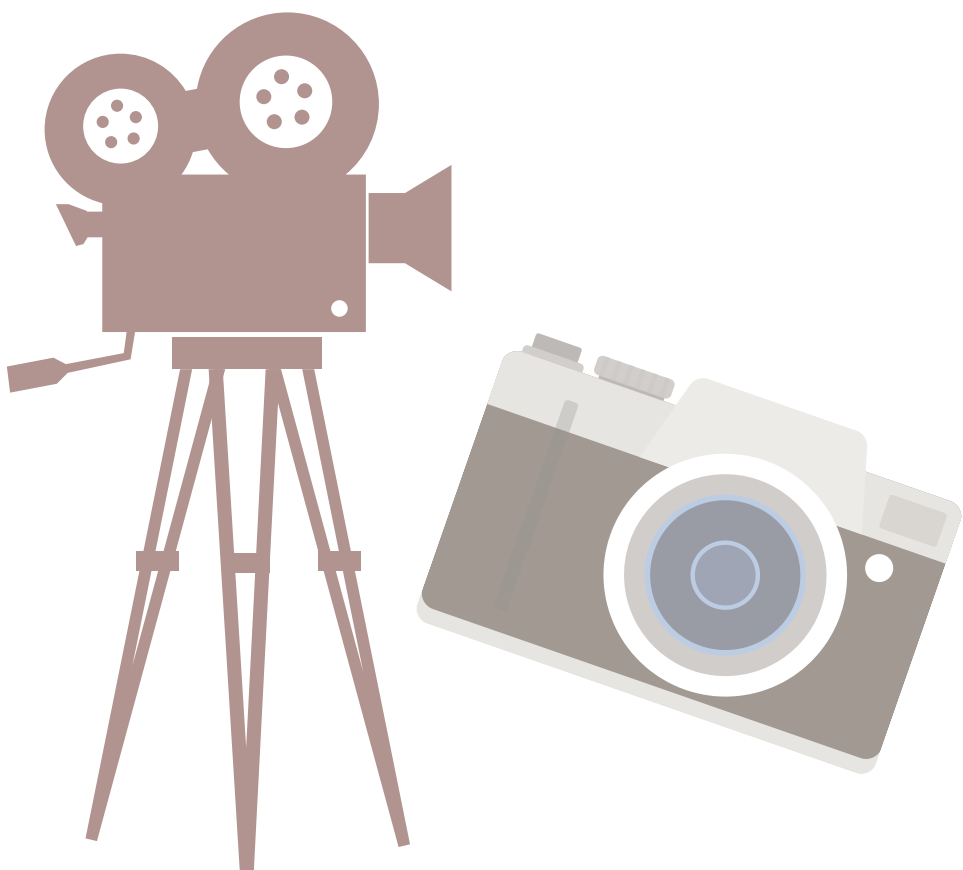


Following the 2024 AGM which was well attended by a vast cross section of Members and after the meeting and at the bar afterwards it was suggested that we ask members to relate

- Your Membership with the Society
- Memories from events
- Funny situations
- Highlights of various aspects of your membership.

Please send in any stories that may be of interest to long standing or new members to admin@auctioneers.com.au or give us a call on 8372 7830.

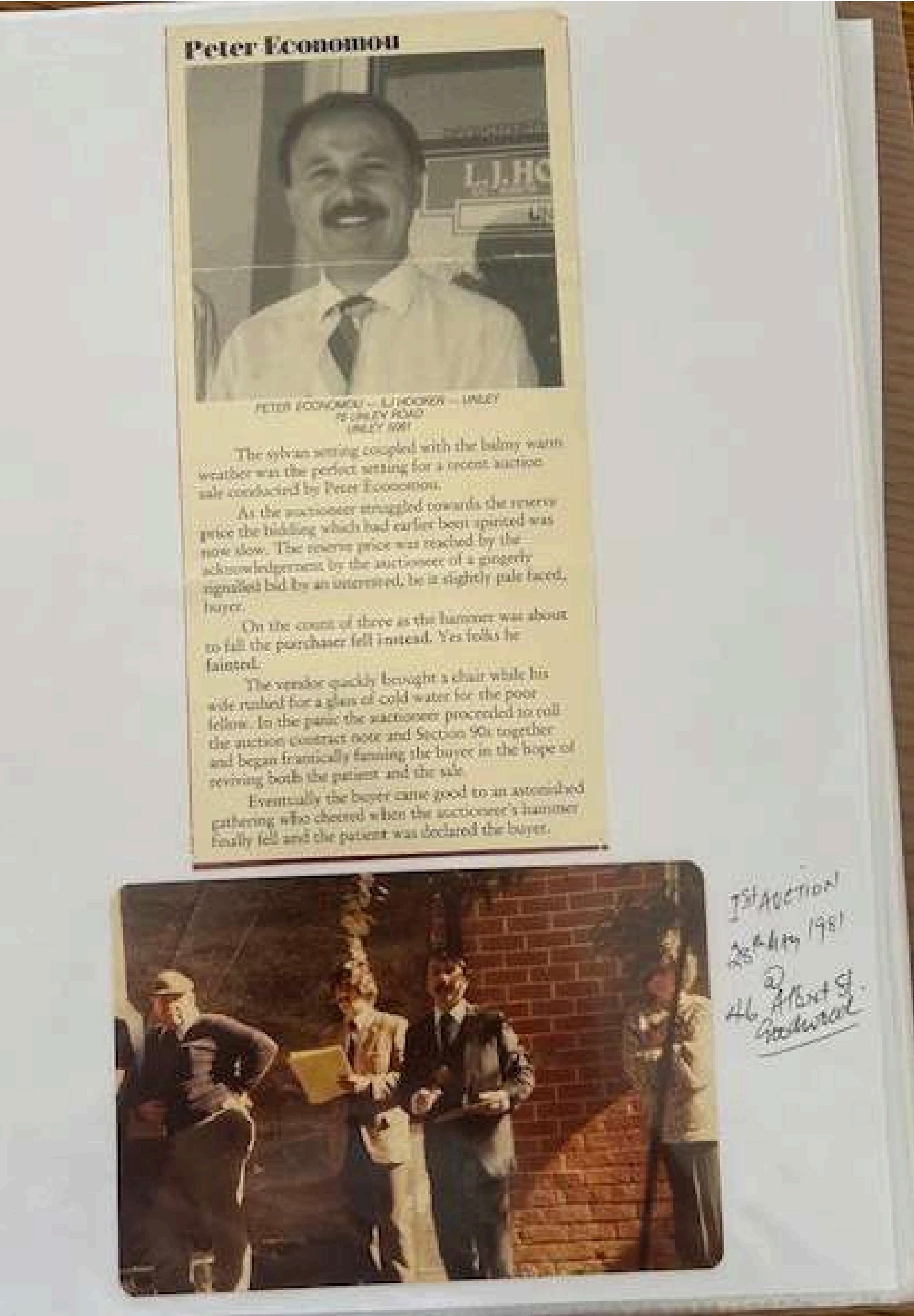
Best wishes,



Garry Topp F.S.A.A (Life)
CEO



Memories and Highlights from Peter Economou





SOCIETY'S AUCTIONS

SOLD!



PROSPECT
214 Churchill Road
SOLD for \$1,203,000

Agent: Commercial SA
Auctioneer: Jonathon Moore



POORAKA
158 Bridge Road
SOLD for \$727,000

Agent: First National
Auctioneer: Trent Godfrey



SOUTH PLYMPTON
608 Cross Road
SOLD for \$1,060,000

Agent: John Biggs Real estate
Auctioneer: Brett Roenfeldt



PASADENA
20 Mingbool Avenue
SOLD for \$760,000

Agent: Toop + Toop
Auctioneer: Glenn McMillan



SOCIETY'S AUCTIONS

SOLD!



SEMAPHORE PARK
36 Third Avenue
SOLD for \$1,525,000

Agent: MichaelKris Real Estate
Auctioneer: Jonathon Moore



LYNTON
24 Seaview Road
SOLD for \$2,575,000

Agent: Toop + Toop
Auctioneer: Bronte Manuel



PARK HOLME
4/4 Wallala Avenue
SOLD for \$950,000

Agent: Ray White Glenelg Brighton
Auctioneer: Rod Smitheram



KENSINGTON GARDENS
31A Brigalow Avenue
SOLD for \$1,590,000

Agent: Smallacombe Real Estate
Auctioneer: John Raptis



SOCIETY'S AUCTIONS

SOLD!



TRINITY GARDENS
61 Canterbury Avenue
SOLD for \$1,920,000

Agent: LJ Hooker Adelaide Metro
Auctioneer: Troy Tyndall



PLYMPTON PARK
14 Griffiths Road
SOLD for \$1,000,000

Agent: Crawford Doran
Auctioneer: Vincent Doran



ROYAL PARK
63 Maple Avenue
SOLD for \$873,000

Agent: Ray White Port Adelaide & Largs Bay
Auctioneer: James Pedlar



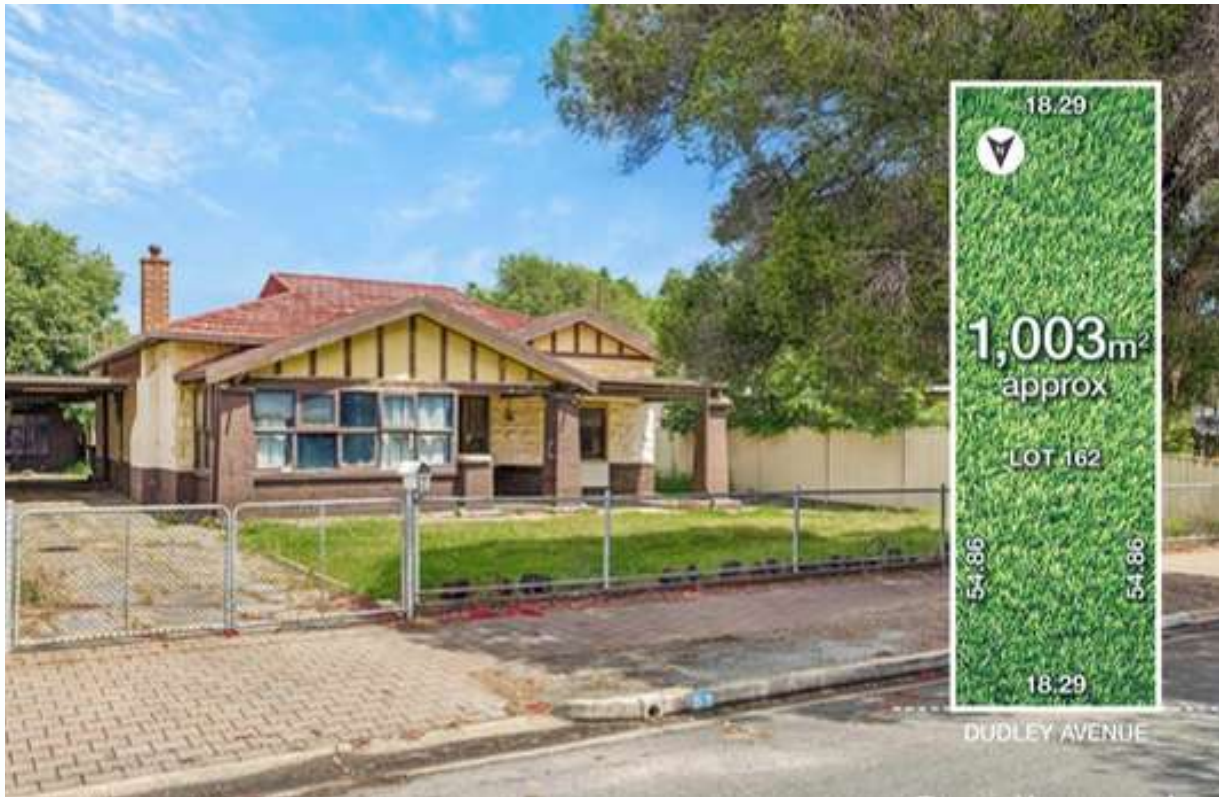
ATHELSTONE
30 Quondong Avenue
SOLD for \$1,200,000

Agent: Real Estate Partners SA
Auctioneer: Paul Arnold



SOCIETY'S AUCTIONS

SOLD!



DAW PARK
53 Dudley Avenue
SOLD for \$1,206,000

Agent: Smallacombe Real Estate
Auctioneer: David Smallacombe



CLEARVIEW
35 Hillsea Avenue
SOLD for \$903,000

Agent: North East Realty
Auctioneer: Jarrod Tagni



PORT AUGUSTA
'Wilkatana Station'
SOLD for \$7,400,000

Agent: Ray White Rural SA
Auctioneer: Geoff Schell



LOCKLEYS
73 White Avenue
SOLD for \$1,626,000

Agent: Ray White Henley Beach
Auctioneer: Rod Smitheram



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|--------------------|--------------------------|----------------------|------------------------------|-----------------|-------------|
| KENSINGTON GARDENS | 5A Wilga Ave | Friday, 01/11/2024 | Ray White Kensington | John Morris | \$1,530,000 |
| INGLE FARM | 13a Orley Avenue | Friday, 01/11/2024 | First National Burton Groves | Jarrold Tagni | \$660,000 |
| KLEMZIG | 17 Bray Ave | Friday, 01/11/2024 | Ray White Prospect | John Morris | \$890,000 |
| LIGHTSVIEW | 14 Piccadilly Way | Friday, 01/11/2024 | Ray White Norwood | John Morris | \$1,067,000 |
| KLEMZIG | 4/13 Fox Ave | Friday, 01/11/2024 | Ray White Para Hills | John Morris | Sold Prior |
| PROSPECT | 214 Churchill Rd | Friday, 01/11/2024 | Commercial SA | Jonathon Moore | \$1,203,000 |
| REDWOOD PARK | Unit 1/4 Whitmore Street | Saturday, 02/11/2024 | Eclipse Real Estate | Brett Roenfeldt | \$607,500 |
| WOODVILLE PARK | 42b Park St Nth | Saturday, 02/11/2024 | Ray White Woodville | Jonathon Moore | \$1,180,000 |
| PARALOWIE | 31 Arrow Crescent | Saturday, 02/11/2024 | Professionals Manning | Brett Roenfeldt | \$630,000 |
| SEMAPHORE PARK | 36 Third Ave | Saturday, 02/11/2024 | MichaelKris Real Estate | Jonathon Moore | \$1,525,000 |
| DAVOREN PARK | 14 Worden Street | Saturday, 02/11/2024 | Ray White Para Hills | John Morris | \$618,000 |
| CAMDEN PARK | 17 Morphett Road | Saturday, 02/11/2024 | Keeping It Realty | Brett Roenfeldt | Sold Prior |
| SOUTH PLYMPTON | 608 Cross Road | Saturday, 02/11/2024 | John Biggs Real Estate | Brett Roenfeldt | \$1,160,000 |
| EDEN HILLS | 3 Murtoa Road | Saturday, 02/11/2024 | Smallacombe Real Estate | John Raptis | \$748,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-------------------|----------------------|----------------------|-------------------------------------|----------------|-------------|
| PARAFIELD GARDENS | 11 Laurel Crescent | Saturday, 02/11/2024 | Ray White Prospect | John Morris | \$720,000 |
| DAVOREN PARK | 13 Dunbar St | Saturday, 02/11/2024 | Ray White Para Hills | John Morris | Sold Prior |
| ENFIELD | 66 Whittington St | Saturday, 02/11/2024 | Ray White St Peters | John Morris | \$910,000 |
| GREENACRES | 63B Fosters Rd | Saturday, 02/11/2024 | Ray White Prospect | John Morris | \$757,000 |
| WEST CROYDON | 35 Burke St | Saturday, 02/11/2024 | Ray White Woodville | Jonathon Moore | \$1,220,000 |
| WEST LAKES | 19 Lakeview Avenue | Saturday, 02/11/2024 | LJ Hooker Adelaide Metro | Troy Tyndall | \$1,205,000 |
| TRINITY GARDENS | 61 Canterbury Avenue | Saturday, 02/11/2024 | LJ Hooker Adelaide Metro | Troy Tyndall | \$1,920,000 |
| NORWOOD | 103 Osmond Terrace | Saturday, 02/11/2024 | Debi Zeceovich | Bronte Manuel | Sold Prior |
| MAGILL | 5A Russell Street | Saturday, 02/11/2024 | Gena Nash | Bronte Manuel | Sold Prior |
| CAMPBELLTOWN | 17B Willow Crescent | Saturday, 02/11/2024 | Jake Theo | Bronte Manuel | \$821,000 |
| LIGHTSVIEW | 32 Winta Way | Saturday, 02/11/2024 | Jake Theo | Bronte Manuel | \$740,000 |
| ALBERT PARK | 1/24-26 May Street | Saturday, 02/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D |
| QUEENSTOWN | 1 / 63 Spring Street | Saturday, 02/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-----------------|--------------------|-----------------------|-------------------------------------|---------------|-------------|
| HILLBANK | 10 Rockley Ct | Sunday, 03/11/2024 | Ray White Prospect | John Morris | \$670,000 |
| SALISBURY DOWNS | 4A Shamrock Pl | Sunday, 03/11/2024 | Ray White Norwood | John Morris | \$712,000 |
| INGLE FARM | 9A Gunya Cres | Sunday, 03/11/2024 | RGB Property Group | John Morris | \$688,000 |
| INGLE FARM | 16 Roopena St | Sunday, 03/11/2024 | Ray White Prospect | John Morris | \$830,000 |
| MITCHAM | 2 Torrens Street | Sunday, 03/11/2024 | Grant Wills | Bronte Manuel | \$1,500,000 |
| WEST BEACH | 12 Stanhope Street | Sunday, 03/11/2024 | Sally Cameron | Bronte Manuel | Sold Prior |
| WOODVILLE PARK | 66 Windsor Avenue | Sunday, 03/11/2024 | Crawford Doran | Vincent Doran | P.N.D. |
| FELIXSTOW | 37 Hilltop Avenue | Monday, 04/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| CROYDON PARK | 41A Nyonga Ave | Tuesday, 05/11/2024 | Ray White Prospect | John Morris | \$835,000 |
| GLANVILLE | 8 Sutherland St | Wednesday, 06/11/2024 | Ray White Semaphore | John Morris | \$585,000 |
| GREENACRES | 8A Colac St | Wednesday, 06/11/2024 | Ray White Prospect | John Morris | \$989,000 |
| ROYAL PARK | 33 Cedar Avenue | Wednesday, 06/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| EDEN HILLS | 2 Depindo Avenue | Wednesday, 06/11/2024 | Crawford Doran | Vincent Doran | \$972,500 |
| ROSEWATER | 16 Reynolds Street | Thursday, 07/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| ROYAL PARK | 63 Maple Avenue | Thursday, 07/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|--------------------|-------------------------|----------------------|---|-------------------|-------------|
| LOCKLEYS | 73 White Avenue | Saturday, 09/11/2024 | Ray white Henley Beach | Rod Smitheram | \$1,626,000 |
| HALLETT COVE | 6 Duntroon Close | Saturday, 09/11/2024 | Ray White Morphett Vale | Rod Smitheram | \$981,000 |
| WEST LAKES | 30 Maramba Avenue | Saturday, 09/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | Sold Prior |
| HIGHBURY | 24 Park Valley Drive | Saturday, 09/11/2024 | All Adelaide City Edge | Brett Roenfeldt | \$990,000 |
| PLYMPTON | 3/234 Anzac Highway | Saturday, 09/11/2024 | All Adelaide City Edge | Brett Roenfeldt | Held over |
| MODBURY HEIGHTS | 22 Baraga Grove | Saturday, 09/11/2024 | All Adelaide City Edge | Brett Roenfeldt | \$805,000 |
| FELIXSTOW | 41A Reid Avenue | Saturday, 09/11/2024 | Harcourts St Peters | Brett Roenfeldt | Sold Prior |
| MARION | 9 Seccafien Avenue | Saturday, 09/11/2024 | Rod Smitheram Real Estate Pty Ltd | Rod Smitheram | \$1,000,000 |
| ABERFOYLE PARK | 5 Burton Mews | Saturday, 09/11/2024 | LJ Hooker Adelaide Metro | Troy Tyndall | \$700,500 |
| FAIRVIEW PARK | 13 Buckley Crescent | Saturday, 09/11/2024 | LJ Hooker Adelaide Metro | Troy Tyndall | \$732,000 |
| POORAKA | 158 Bridge Road | Saturday, 09/11/2024 | First National Taylors | Trent Godfrey | \$727,000 |
| CAMPBELLTOWN | 4 Peter Ave | Saturday, 09/11/2024 | Ray White Campbelltown | Jonathon Moore | \$955,000 |
| WOODVILLE WEST | 13 Ryan Ave | Saturday, 09/11/2024 | Ray White Woodville | Jonathon Moore | \$985,000 |
| WARRADALE | 150 Diagonal Rd | Saturday, 09/11/2024 | RMC Real Estate | Jonathon Moore | \$976,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-------------------|---------------------------------|----------------------|-------------------------------------|-----------------|-------------|
| HAMPSTEAD GARDENS | 3 Lyall Avenue | Saturday, 09/11/2024 | Sharee Redic | Bronte Manuel | \$1,070,000 |
| ONE TREE HILL | 764 Uley Road | Saturday, 09/11/2024 | Jake Theo | Bronte Manuel | \$915,000 |
| ADELAIDE | 5/113-119 Justice Rd. Cowes VIC | Saturday, 09/11/2024 | Stockdale & Leggo Phillip Island | John Morris | \$2,930,000 |
| FERRYDEN PARK | 15 De Lissa Way | Saturday, 09/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| NORTHFIELD | 87 Rowe Avenue | Saturday, 09/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| ALBERT PARK | 40 Selth Street | Saturday, 09/11/2024 | Ray White Port Adelaide & Largs Bay | James Pedlar | P.N.D. |
| KLEMZIG | 13 Katrina Avenue | Sunday, 10/11/2024 | Serenity Real Estate | Brett Roenfeldt | Sold Prior |
| BROOKLYN PARK | 1 Helenslea Avenue | Sunday, 10/11/2024 | Meier Paul Real Estate | Brett Roenfeldt | \$755,000 |
| FINDON | 11 Barker Rd | Sunday, 10/11/2024 | Deluxe Real Estate | Jonathon Moore | \$1,015,000 |
| WEST CROYDON | 19 Carlyle Avenue | Sunday, 10/11/2024 | Crawford Doran | Vincent Doran | Sold Prior |
| PLYMPTON PARK | 14 Griffiths Road | Sunday, 10/11/2024 | Crawford Doran | Vincent Doran | \$1,000,000 |
| ADELAIDE | 22 Surflen St | Monday, 11/11/2024 | Ray White Prospect | John Morris | \$800,000 |
| SALISBURY DOWNS | 198 Salisbury Hwy | Tuesday, 12/11/2024 | Ray White Norwood | John Morris | \$595,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|--------------------|----------------------------|-----------------------|-------------------------------|-------------------|-------------|
| KILBURN | 392 Prospect Road | Tuesday, 12/11/2024 | LJ Hooker Commercial Adelaide | Troy Tyndall | P.N.D. |
| SALISBURY NORTH | 7 Tabora Cres | Tuesday, 12/11/2024 | Ray White Salisbury | John Morris | \$575,000 |
| SALISBURY NORTH | 5 Yuwindi Ave | Tuesday, 12/11/2024 | Ray White Salisbury | John Morris | \$660,000 |
| ATHELSTONE | 30 Quondong Avenue | Wednesday, 13/11/2024 | Real Estate Partners SA | Paul Arnold | \$1,200,000 |
| WELLAND | 47 Frederick Street | Wednesday, 13/11/2024 | Sheffield Real Estate | Brett Roenfeldt | \$1,450,000 |
| PARALOWIE | 54 Firmin St | Wednesday, 13/11/2024 | Ray White Salisbury | John Morris | \$777,500 |
| HOLDEN HILL | 3 Holden St | Thursday, 14/11/2024 | Ray White Prospect | John Morris | \$910,000 |
| DAW PARK | 53 Dudley Avenue | Thursday, 14/11/2024 | Smallacombe Real Estate | David Smallacombe | \$1,206,000 |
| GLOBE DERBY PARK | 197 Ryans Road | Thursday, 14/11/2024 | Ray White Salisbury | John Morris | \$1,146,000 |
| KENSINGTON GARDENS | 416 Magill Rd | Thursday, 14/11/2024 | Colliers | Jonathon Moore | \$1,326,000 |
| OAKBANK | 7 Osterley St | Friday, 15/11/2024 | Ray White Norwood | John Morris | \$1,060,000 |
| UNLEY | Unit 19/53 King William Rd | Friday, 15/11/2024 | Ray White Para Hills | John Morris | \$495,000 |
| NORWOOD | 3/305 Portrush Rd | Friday, 15/11/2024 | Ray White Kensington | John Morris | \$688,000 |
| PLYMPTON | 1A Tilden St | Friday, 15/11/2024 | Ray White Kensington | John Morris | \$895,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-------------------|--------------------|----------------------|----------------------------|---------------|-------------|
| VALLEY VIEW | 3D Penelope Ave | Friday, 15/11/2024 | Ray White Para Hills | John Morris | \$650,000 |
| PARK HOLME | 4/4 Wallala Avenue | Friday, 15/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | \$950,000 |
| HAPPY VALLEY | 88 Windebanks Road | Saturday, 16/11/2024 | Harcourts Tagni | Jarrood Tagni | \$750,000 |
| PARAFIELD GARDENS | 28 Jocelyn Terrace | Saturday, 16/11/2024 | Ray White Prospect | John Morris | \$750,000 |
| CLEARVIEW | 35 Hillsea Avenue | Saturday, 16/11/2024 | North East Realty | Jarrood Tagni | \$903,000 |
| ROSEWATER | 28 Franklin Street | Saturday, 16/11/2024 | Ray White Port Adelaide | Rod Smitheram | Sold Prior |
| MARION | 13 Tilley Court | Saturday, 16/11/2024 | Ray White Marion | Rod Smitheram | 0 |
| MITCHELL PARK | 11 Merchant Avenue | Saturday, 16/11/2024 | Ray White Marion | Rod Smitheram | \$1,075,000 |
| ADELAIDE | 231 Gilbert St | Saturday, 16/11/2024 | Ray White Adelaide City | John Morris | \$1,450,000 |
| NORWOOD | 4/4 North St | Saturday, 16/11/2024 | Ray White Norwood | John Morris | \$702,500 |
| NEWTON | 57 Forest Avenue | Saturday, 16/11/2024 | Ray White Para Hills | John Morris | \$930,000 |
| GREENACRES | 9 Vasey St | Saturday, 16/11/2024 | Ray White Prospect | John Morris | \$810,000 |
| PARA HILLS | 1 Capri Ct | Saturday, 16/11/2024 | Ray White Prospect | John Morris | \$735,000 |
| SALISBURY EAST | 24 Titmus Ave | Saturday, 16/11/2024 | Ray White Salisbury | John Morris | \$600,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-----------------|---------------------|----------------------|----------------------------|-----------------|-------------|
| KLEMZIG | 11/17 Price Avenue | Saturday, 16/11/2024 | All Adelaide City Edge | Brett Roenfeldt | \$520,000 |
| HALLETT COVE | 2 Narida Street | Saturday, 16/11/2024 | Simon Paterson Real Estate | Brett Roenfeldt | \$792,000 |
| ATHELSTONE | 31b Geary Place | Saturday, 16/11/2024 | Real Estate Partners SA | Paul Arnold | \$980,000 |
| LOCKLEYS | 72 Maluras Ave | Saturday, 16/11/2024 | Ray White Woodville | Jonathon Moore | \$1,185,000 |
| TRINITY GARDENS | 36a Avonmore Ave | Saturday, 16/11/2024 | Professionals Robins 888 | Vincent Wang | 0 |
| POORAKA | 12 Badcoe Street | Saturday, 16/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | \$950,000 |
| GLENGOWRIE | 27 Helmsdale Avenue | Saturday, 16/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | \$1,375,000 |
| BROOKLYN PARK | 78 Lipsett Tce | Saturday, 16/11/2024 | Ray White Henley Beach | Jonathon Moore | \$935,000 |
| WOODVILLE SOUTH | 34 Ledger Rd | Saturday, 16/11/2024 | Ray White Woodville | Jonathon Moore | \$860,000 |
| HECTORVILLE | 47 Ross Rd | Saturday, 16/11/2024 | Smith Partners | Jonathon Moore | Sold Prior |
| PARADISE | 15 Norman Street | Saturday, 16/11/2024 | Gena Nash | Bronte Manuel | \$960,000 |
| LYNTON | 24 Seaview Road | Saturday, 16/11/2024 | Sally Cameron | Bronte Manuel | \$2,575,000 |
| NORWOOD | 26 Elizabeth Street | Saturday, 16/11/2024 | Sally Cameron | Bronte Manuel | Sold Prior |
| TEA TREE GULLY | 16 Camelia St | Sunday, 17/11/2024 | Ray White Prospect | John Morris | \$1,150,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|--------------------|--------------------------------|-----------------------|-------------------------------|-----------------|-------------|
| PARAFIELD GARDENS | 25 Lincoln Ave | Sunday, 17/11/2024 | Ray White Salisbury | John Morris | \$735,000 |
| CROYDON PARK | 98 Charron Road | Sunday, 17/11/2024 | Crawford Doran | Vincent Doran | \$870,000 |
| BROMPTON | 5 St James Boulevard | Sunday, 17/11/2024 | Crawford Doran | Vincent Doran | \$969,000 |
| KENSINGTON GARDENS | 34A Sanford Street | Sunday, 17/11/2024 | Grant Wills | Bronte Manuel | Sold Prior |
| EUDUNDA | 'Wurinya' 323 Hansborough Road | Monday, 18/11/2024 | Ray White Rural SA | Geoff Schell | \$2,750,000 |
| KLEMZIG | 2B Marty Grove | Tuesday, 19/11/2024 | Stadium Real Estate | John Morris | \$1,030,000 |
| PORT AUGUSTA | 'Wilkatana Station' | Wednesday, 20/11/2024 | Ray White Rural SA | Geoff Schell | \$7,400,000 |
| ASHFORD | 14E Alexander Ave | Thursday, 21/11/2024 | Ray White Adelaide City | John Morris | \$825,000 |
| PETERHEAD | 24 Wooldridge St, | Thursday, 21/11/2024 | Ray White Semaphore | John Morris | \$950,000 |
| SEMAPHORE | 29 Blackler St | Friday, 22/11/2024 | Ray White Semaphore | John Morris | \$1,200,000 |
| POORAKA | 2/12 McGowan Street | Friday, 22/11/2024 | LJ Hooker Commercial Adelaide | Troy Tyndall | P.N.D. |
| LINDEN PARK | 2/22 Sturdee St | Friday, 22/11/2024 | Ray White Kensington | John Morris | \$688,000 |
| MARDEN | 12 Beasley Street | Saturday, 23/11/2024 | Jump Property | Brett Roenfeldt | \$1,450,000 |
| GLENELG NORTH | 2A Stanley Street | Saturday, 23/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | \$1,208,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|----------------------|----------------------------|----------------------|----------------------------------|----------------------|-------------|
| REYNELLA EAST | 34 Robbie Drive | Saturday, 23/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | Sold Prior |
| MARRYATVILLE | Unit 10/14 Clapton Road | Saturday, 23/11/2024 | Brennan Rosser Real Estate | Brett Roenfeldt | \$682,000 |
| LARGS BAY | 24 Olive St | Saturday, 23/11/2024 | Ray White Port Adelaide/Largs | John Morris | Sold Prior |
| ADELAIDE | 55 Symonds Pl | Saturday, 23/11/2024 | Ray White Adelaide City | John Morris | \$1,960,000 |
| ROSTREVOR | 9B Malpas Street | Saturday, 23/11/2024 | Ray White Norwood | John Morris | \$1,402,000 |
| NORTHGATE | 21 Leopold Ave | Saturday, 23/11/2024 | Ray White Prospect | John Morris | \$750,000 |
| PARAFIELD GARDENS | 24 Newlyn Terrace | Saturday, 23/11/2024 | Ray White Salisbury | John Morris | Sold Prior |
| PARAFIELD GARDENS | 25 Camelia Dr | Saturday, 23/11/2024 | Ray White Prospect | John Morris | \$976,000 |
| MITCHELL PARK | 86 Bradley Grove | Saturday, 23/11/2024 | Smallacombe Real Estate | David Smallacombe | Sold Prior |
| SOUTH PLYMPTON | 75C Castle Street | Saturday, 23/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | \$897,500 |
| OTTOWAY | 43 Henry St | Saturday, 23/11/2024 | Ray White Woodville | Jonathon Moore | \$955,000 |
| WEST BEACH | 5 Graydale St | Saturday, 23/11/2024 | Ray White Henley Beach | Jonathon Moore | \$2,250,000 |
| CHELTENHAM | 41 First Ave | Saturday, 23/11/2024 | Ray White Woodville | Jonathon Moore | \$790,000 |
| PROSPECT | 2/5 Daphney St | Saturday, 23/11/2024 | DB Philpott Real Estate | Jonathon Moore | \$615,000 |
| PARA HILLS WEST | 106 Kesters Rd | Saturday, 23/11/2024 | DB Philpott Real Estate | Jonathon Moore | \$565,000 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|--------------------|---------------------|-----------------------|----------------------------------|----------------|-------------|
| ST AGNES | 30 Cadbury St | Saturday, 23/11/2024 | Deluxe Real Estate | Jonathon Moore | \$1,100,000 |
| PASADENA | 20 Mingbool Avenue | Saturday, 23/11/2024 | Grant Wills | Glenn McMillan | \$760,000 |
| ERINDALE | 7 Egmont Terrace | Saturday, 23/11/2024 | Sally Cameron | Bronte Manuel | Sold Prior |
| KENSINGTON GARDENS | 31a Brigalow Avenue | Saturday, 23/11/2024 | Smallacombe Real Estate Burnside | John Raptis | \$1,590,000 |
| RES | 7 Bagot Rd | Sunday, 24/11/2024 | Ray White Prospect | John Morris | \$871,000 |
| MAWSON LAKES | 10 Reunion Ln | Sunday, 24/11/2024 | Ray White Mawson Lakes | John Morris | Sold Prior |
| PARAFIELD GARDENS | 12 Spencer St | Sunday, 24/11/2024 | Ray White Mawson Lakes | John Morris | \$689,000 |
| GULFVIEW HEIGHTS | 26 Wynn Vale Dr | Sunday, 24/11/2024 | Prime Property Group | John Morris | \$761,000 |
| MILE END | 42 King Street | Sunday, 24/11/2024 | Sally Cameron | Bronte Manuel | Sold Prior |
| ROSE PARK | 56 Grant Avenue | Sunday, 24/11/2024 | Sally Cameron | Bronte Manuel | Sold Prior |
| BOWDEN | 104/4 Fifth Street | Tuesday, 26/11/2024 | Ray White North Adelaide | John Morris | Sold Prior |
| SALISBURY EAST | 14 Adaleigh Ave | Wednesday, 27/11/2024 | Ray White Semaphore | John Morris | Sold Prior |
| HOPE VALLEY | 2 Fisher Street | Wednesday, 27/11/2024 | RAY WHITE GLENELG BRIGHTON | Rod Smitheram | Sold Prior |
| HOLDEN HILL | 17 The Driveway | Wednesday, 27/11/2024 | Weeks & Maklin Real Estate | Jonathon Moore | \$775,000 |
| MODBURY NORTH | 21 Hillary Crescent | Thursday, 28/11/2024 | First National Burton Groves | Jarrold Tagni | \$668,200 |



NOVEMBER

AUCTIONS RESULTS

| Suburb | Address | Date | Agent | Auctioneer | Sold Price |
|-----------------|----------------------|----------------------|------------------------------|-----------------|-------------|
| SELICKS HILL | Old Sellicks Hill Rd | Thursday, 28/11/2024 | Colliers | Jonathon Moore | \$6,400,000 |
| MODBURY NORTH | 21 Hillary Crescent | Thursday, 28/11/2024 | First National Burton Groves | Jarrold Tagni | \$668,200 |
| MOUNT GAMBIER | 51C Ferrers Street | Friday, 29/11/2024 | Key 2 Sale | Brett Roenfeldt | \$380,000 |
| MOUNT GAMBIER | 51B Ferrers Street | Friday, 29/11/2024 | Key 2 Sale | Brett Roenfeldt | \$380,000 |
| MOUNT GAMBIER | 49B Ferrers Street | Friday, 29/11/2024 | Key 2 Sale | Brett Roenfeldt | \$390,000 |
| MODBURY NORTH | 15 Aistrope Avenue | Friday, 29/11/2024 | First National Burton Groves | Jarrold Tagni | \$676,000 |
| MOUNT GAMBIER | 49A Ferrers Street | Friday, 29/11/2024 | Key 2 Sale | Brett Roenfeldt | \$370,000 |
| SALISBURY DOWNS | 189 Kings Road | Saturday, 30/11/2024 | First National Salisbury | Trent Godfrey | \$620,000 |
| MEDINDIE | 27 Tennyson Street | Saturday, 30/11/2024 | Williams Real Estate | Hamish Mill | \$2,520,000 |
| WOODVILLE SOUTH | 30 Glengarry | Saturday, 30/11/2024 | Peter Ravese Real Estate | Brett Roenfeldt | \$1,320,000 |
| HIGHBURY | 22 Sassafras Drive | Saturday, 30/11/2024 | All Adelaide City Edge | Brett Roenfeldt | \$650,000 |
| ELIZABETH VALE | 32 Shaftesbury Rd | Saturday, 30/11/2024 | Ray White Salisbury | John Morris | Sold Prior |
| FLAGSTAFF HILL | 22 Bonneyview Road | Saturday, 30/11/2024 | Harcourts Tagni | Jarrold Tagni | \$905,000 |
| PARALOWIE | 32 Lennox Drive | Saturday, 30/11/2024 | All Adelaide City Edge | Brett Roenfeldt | \$610,000 |
| EDWARDSTOWN | 10 Maxwell Avenue | Saturday, 30/11/2024 | Gary J Smith Real Estate | Brett Roenfeldt | \$1,010,000 |



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



Troy Tyndall



John Morris



Tony Tagni



Jarrod 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



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THEIR AUCTIONS ON THE SOCIETYS
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Anthony DeMarco



Vincent Doran



Angus Barnden



Trent Godfrey



George Kargiotis



Hamish Mill



David Smallacombe



Nathan Casserly



Mark Griffin



Michael Fenn



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Glenn McMillan



Vincent Wang



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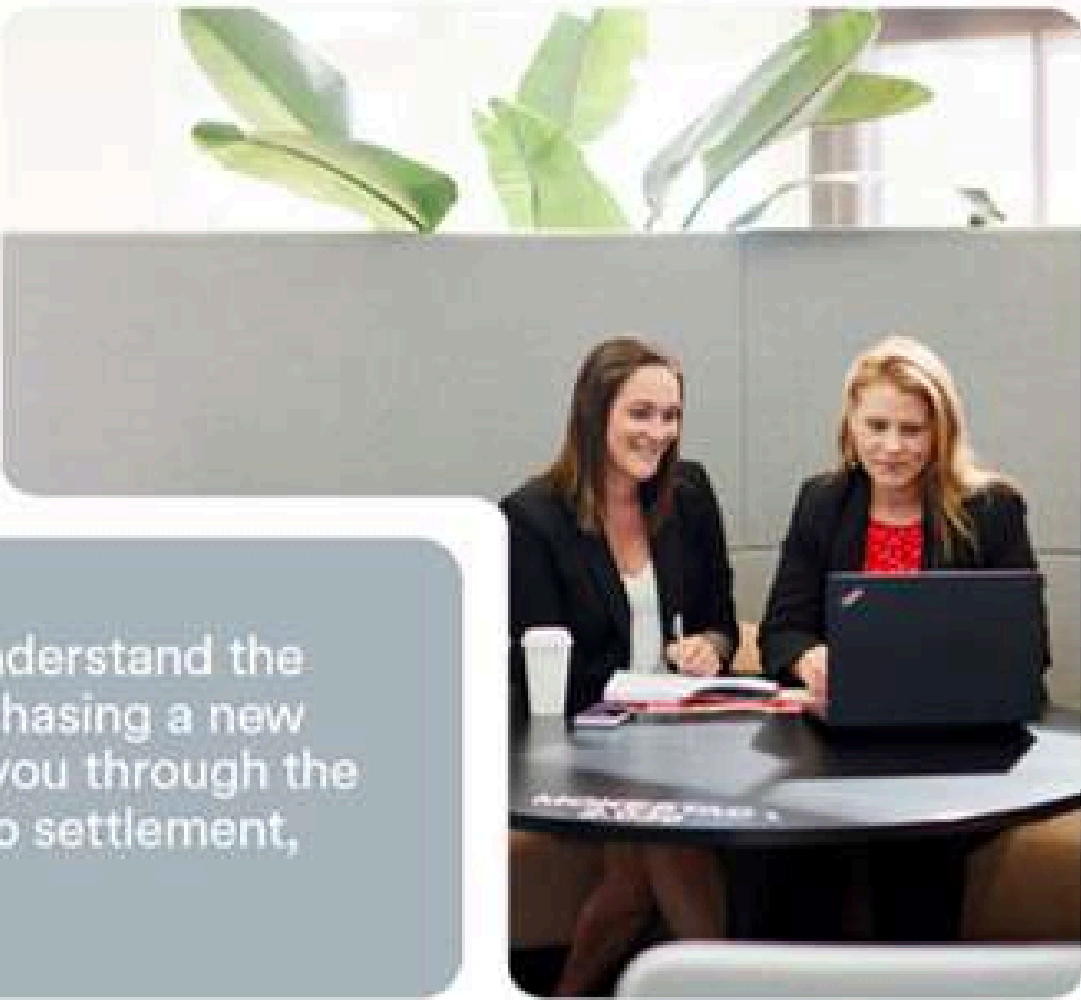
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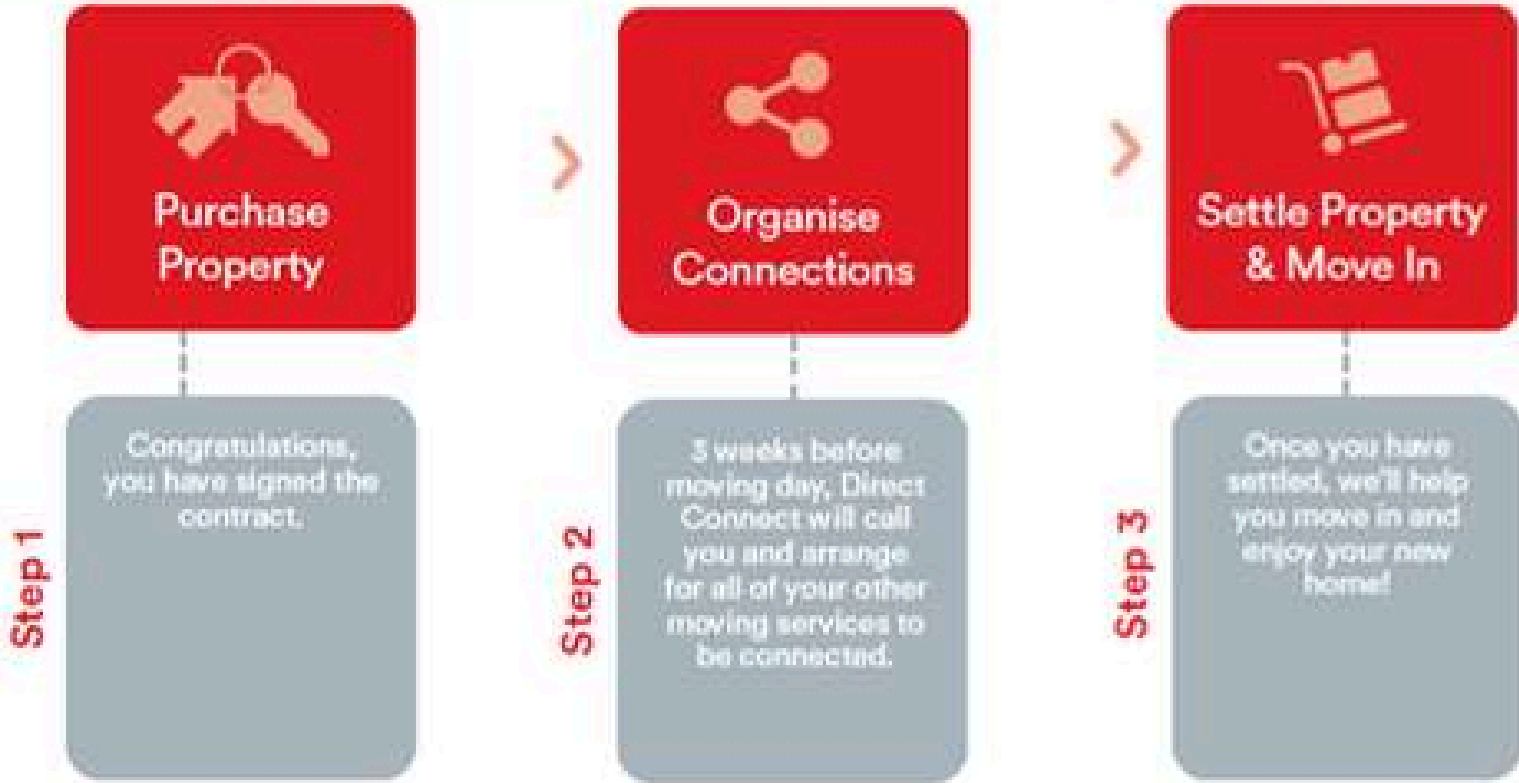
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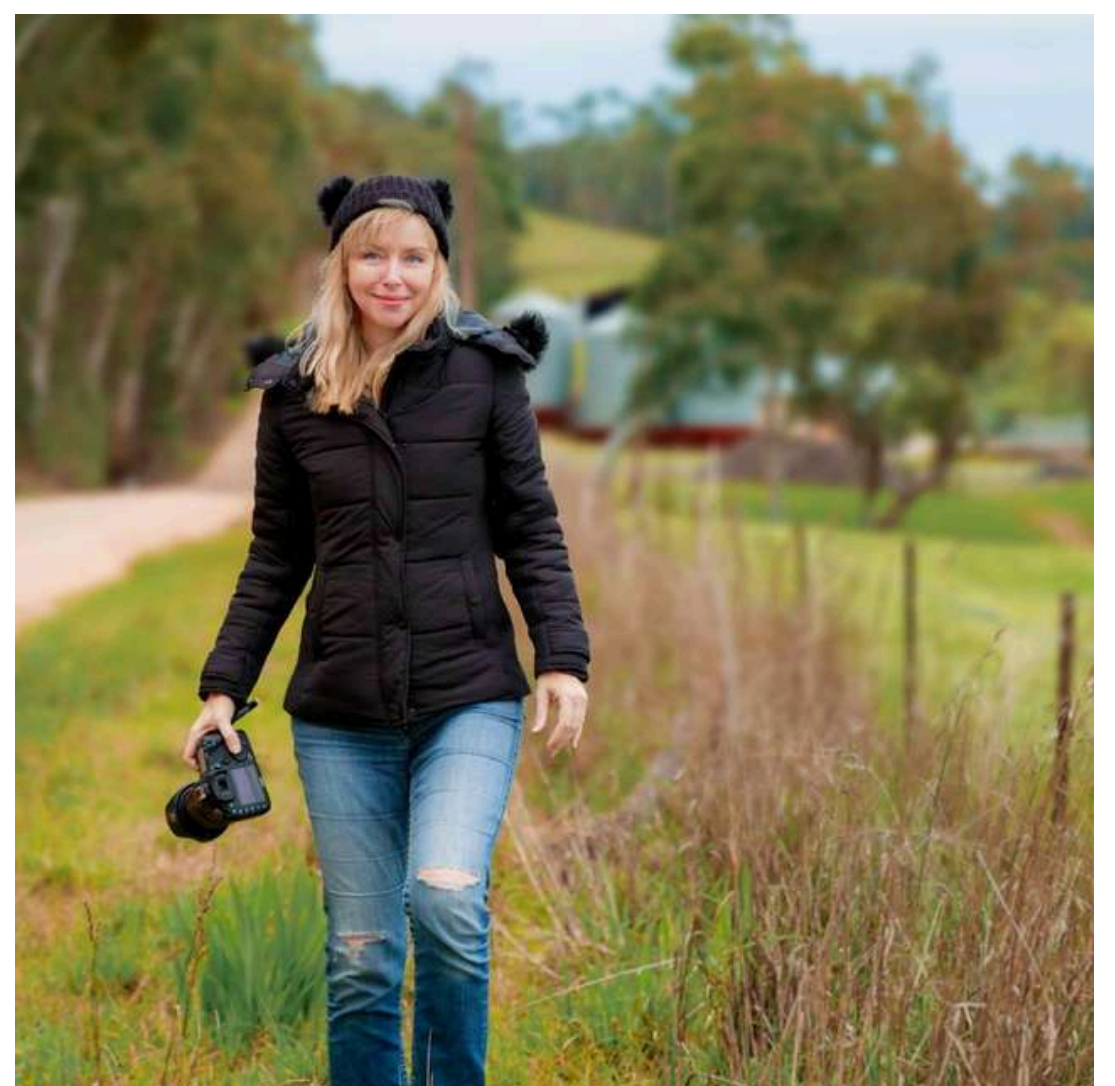
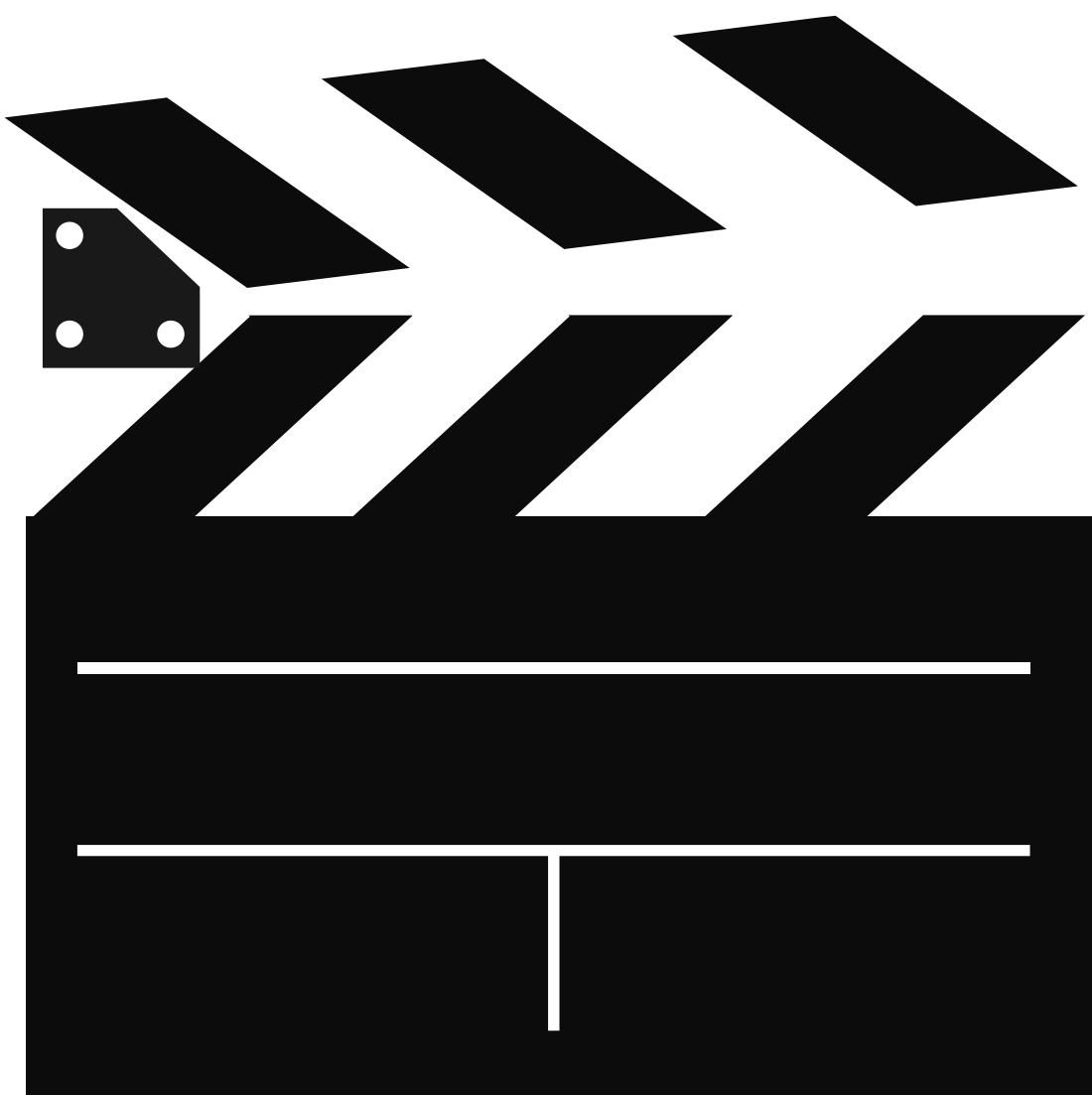
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The 21 Advantages of using Auction as Your Preferred Marketing Process





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.

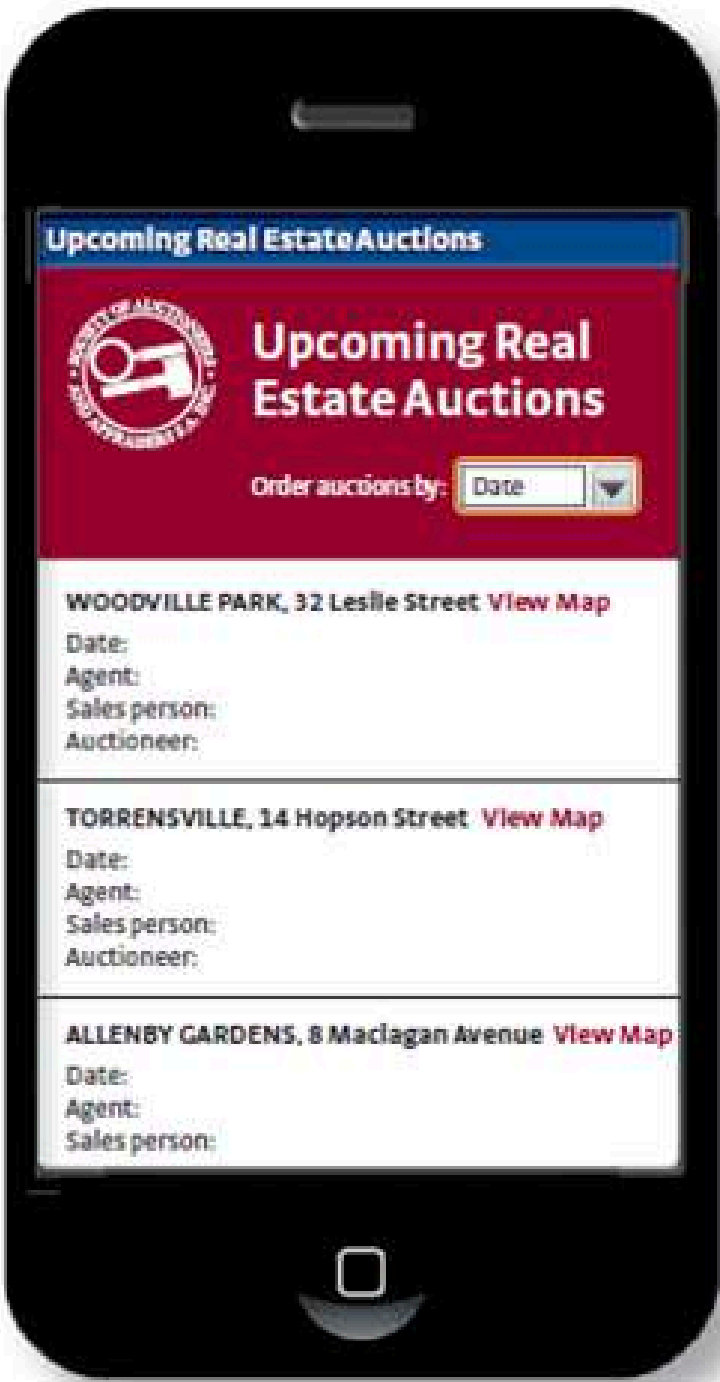
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Real Estate Auctions have become one of the most popular methods of buying and selling property in Australia with substantial benefits for both Vendors and Purchasers. Auction is used as the preferred method of sale by Beneficiaries, Governments, Banks, 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!

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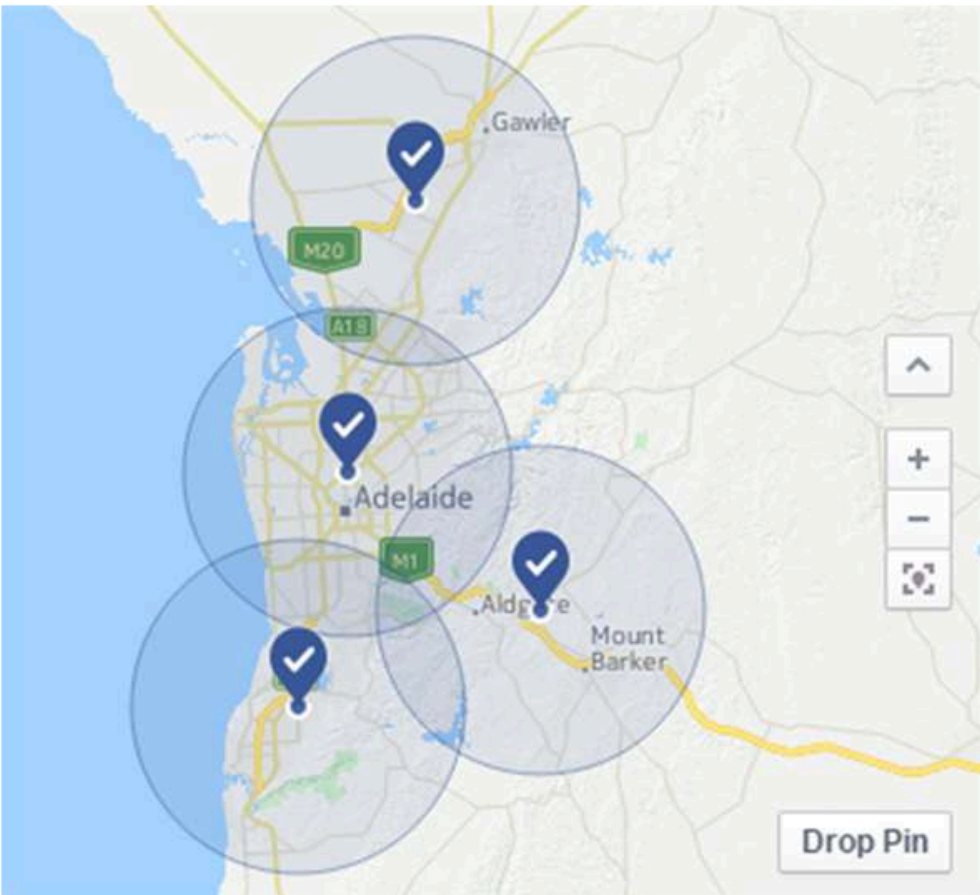
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