



# THE SOCIETY



## Representing:

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

- Real Estate
- General
- Livestock



**DECEMBER 2024**





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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*

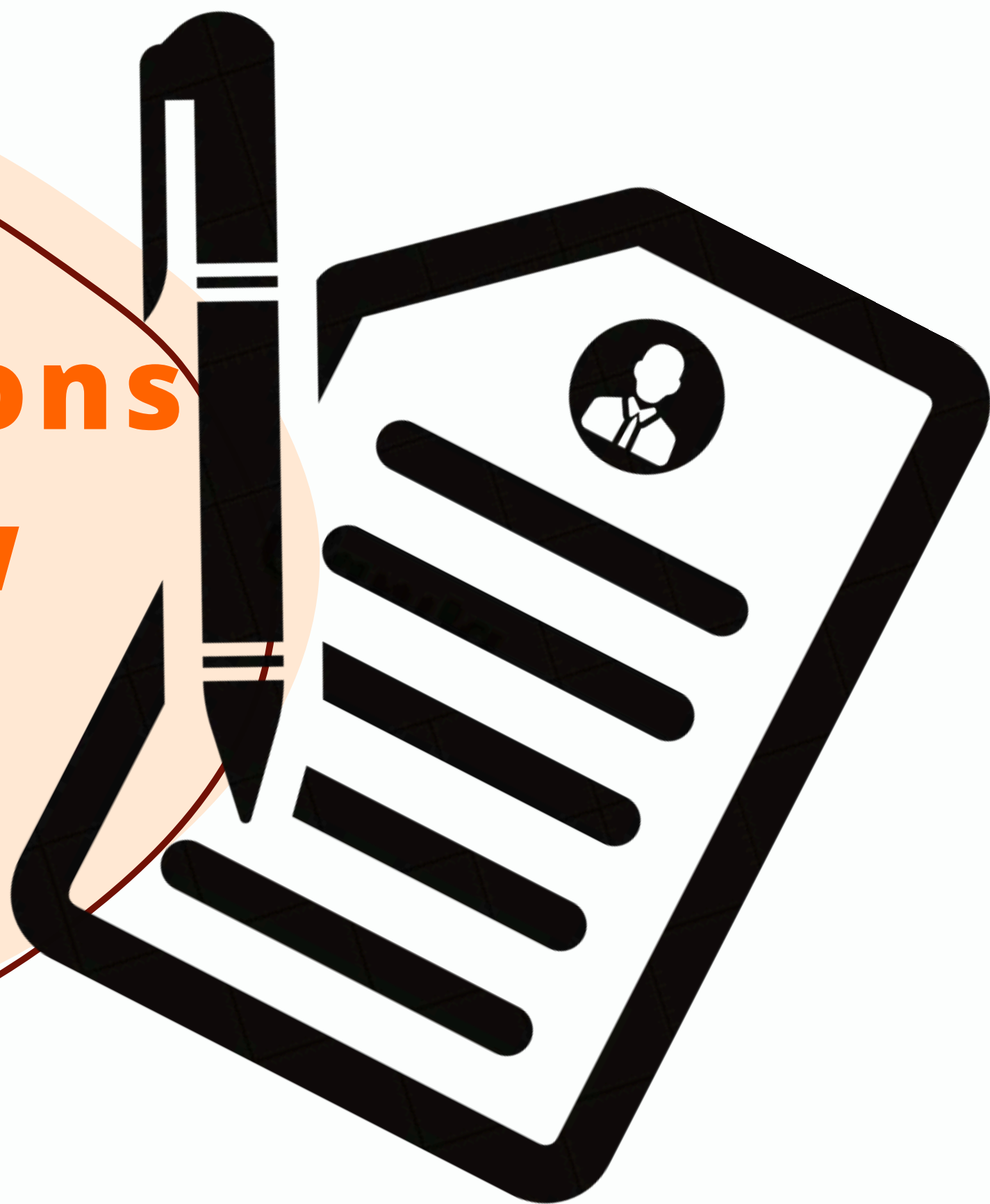
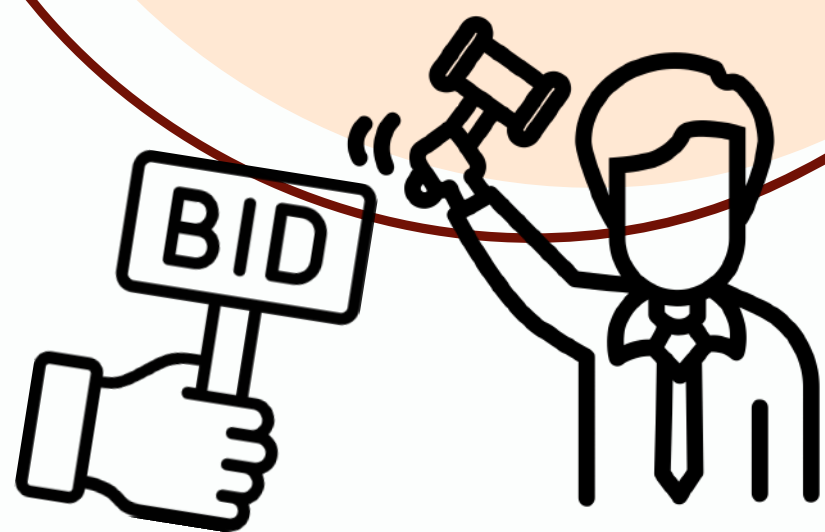
**Garry Topp F.S.S.A (Life)**  
*CEO*





# 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](mailto: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 days 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 in 2025, if you know of anyone who you perceive would gain benefit from attending, please let us know.



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





# Members Memories and Highlights

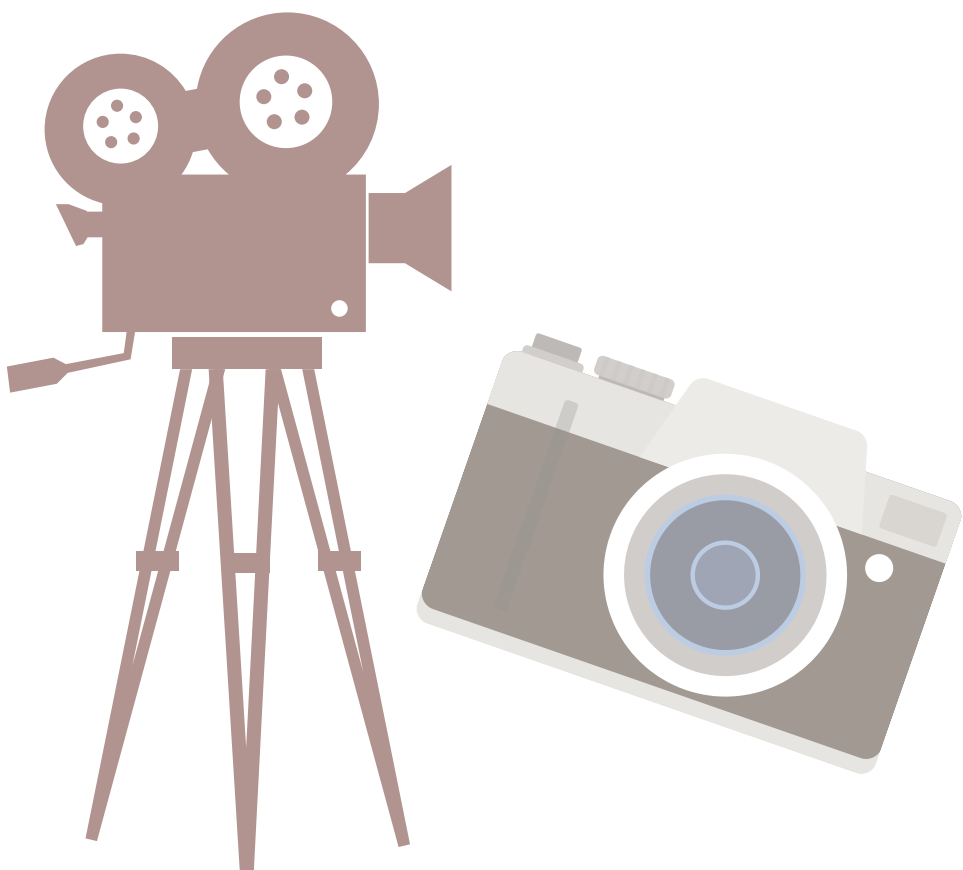


Following the 2024 AGM which was well attended by a vast cross section of Members and after the meeting and at the bar afterwards it was suggested that we ask members to relate

- **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](mailto:admin@auctioneers.com.au) or give us a call on 8372 7830.

Best wishes,

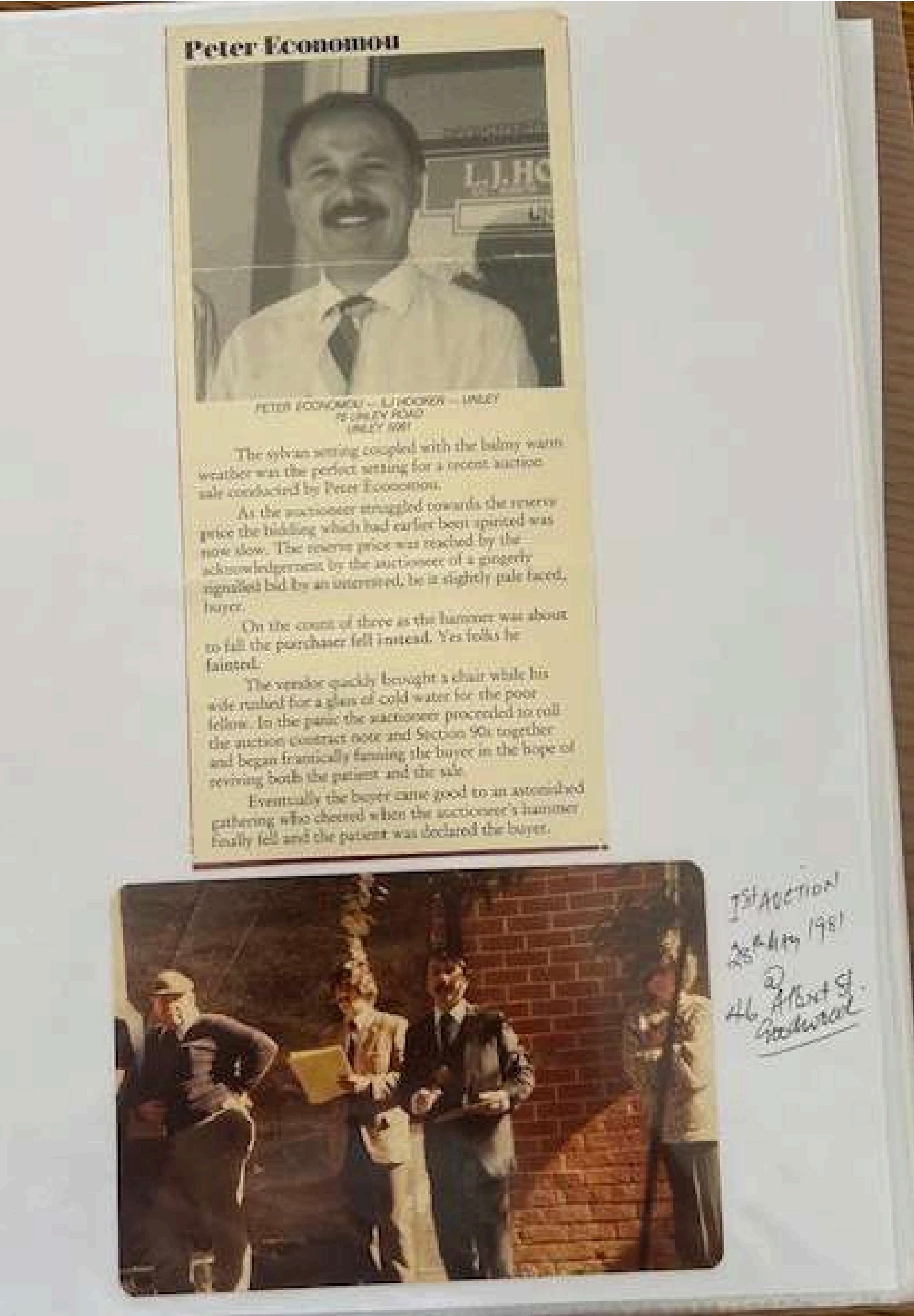


**Garry Topp F.S.A.A (Life)**  
*CEO*





# 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

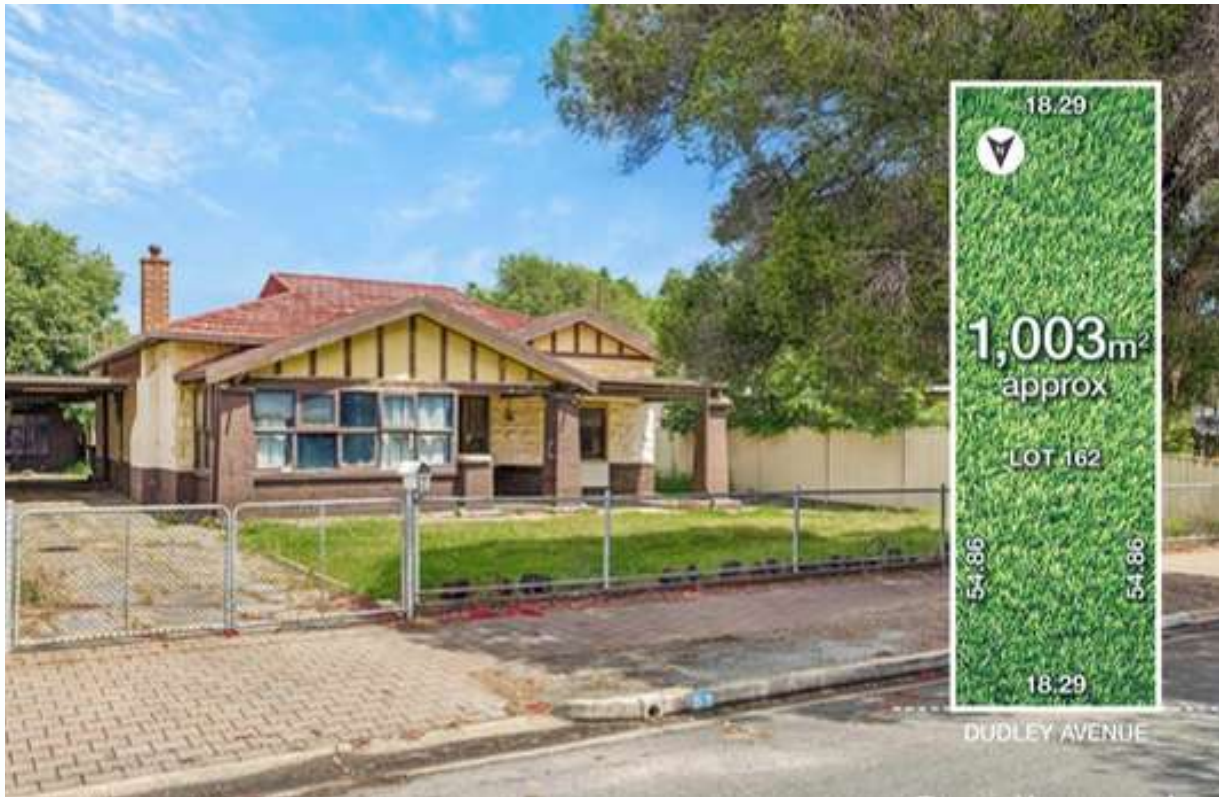
**Agent:** Real Estate Partners SA  
**Auctioneer:** Paul Arnold





# 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	Toop + Toop	Bronte Manuel	Sold Prior
MAGILL	5A Russell Street	Saturday, 02/11/2024	Toop + Toop	Bronte Manuel	Sold Prior
CAMPBELLTOWN	17B Willow Crescent	Saturday, 02/11/2024	Toop + Toop	Bronte Manuel	\$821,000
LIGHTSVIEW	32 Winta Way	Saturday, 02/11/2024	Toop + Toop	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	Toop + Toop	Bronte Manuel	\$1,500,000
WEST BEACH	12 Stanhope Street	Sunday, 03/11/2024	Toop + Toop	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	Toop+Toop	Bronte Manuel	\$1,070,000
ONE TREE HILL	764 Uley Road	Saturday, 09/11/2024	Toop+Toop	Bronte Manuel	\$915,000
COWES, VIC	5/113-119 Justice Road	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	P.N.D
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	P.N.D
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	Toop+Toop	Bronte Manuel	\$960,000
LYNTON	24 Seaview Road	Saturday, 16/11/2024	Toop+Toop	Bronte Manuel	\$2,575,000
NORWOOD	26 Elizabeth Street	Saturday, 16/11/2024	Toop+Toop	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	Toop+Toop	Glenn McMillan	\$760,000
ERINDALE	7 Egmont Terrace	Saturday, 23/11/2024	Toop+Toop	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	Toop+Toop	Bronte Manuel	Sold Prior
ROSE PARK	56 Grant Avenue	Sunday, 24/11/2024	Toop+Toop	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





**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



Andy Edwards



James Pedlar



Scott Newton



Matt Smith



Paul Arnold



Sharon Gray



Paul Kilby



Enrique Bisbal





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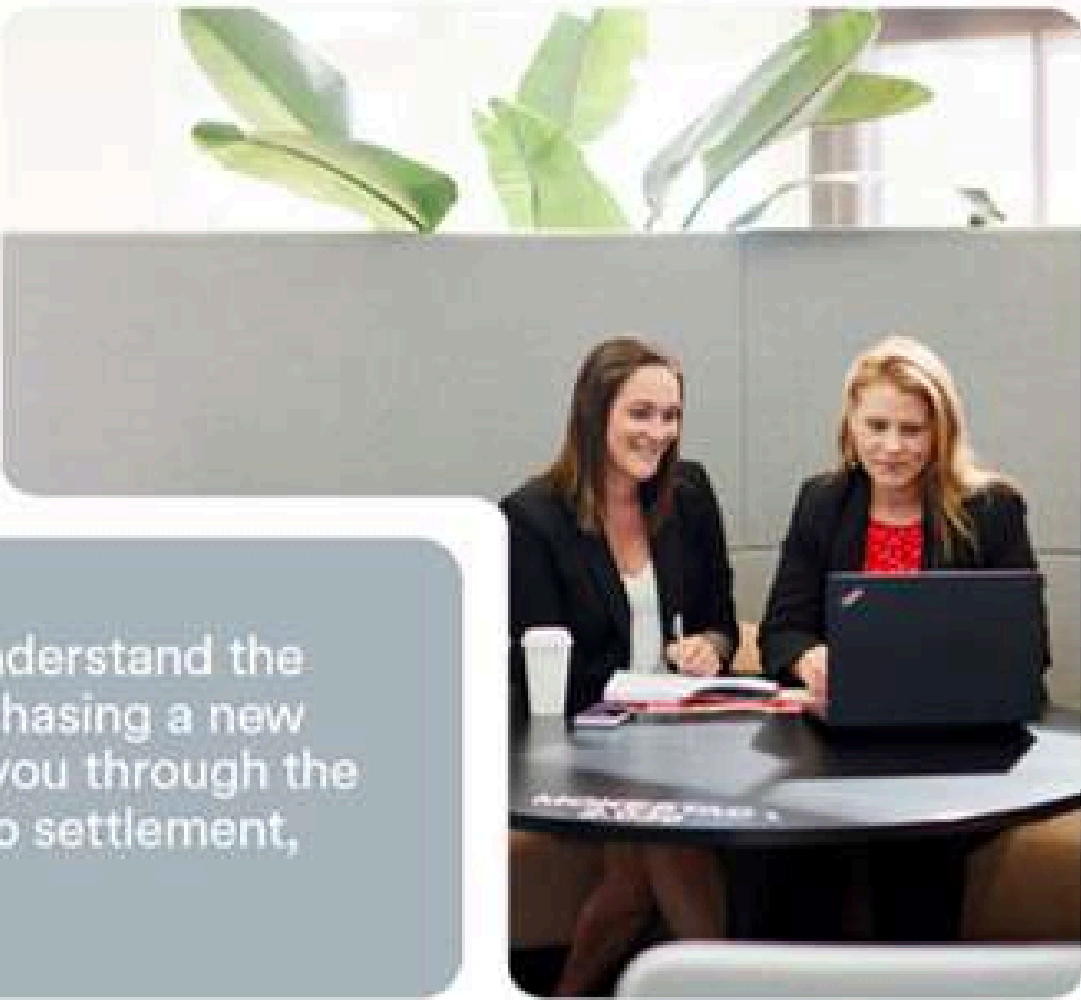
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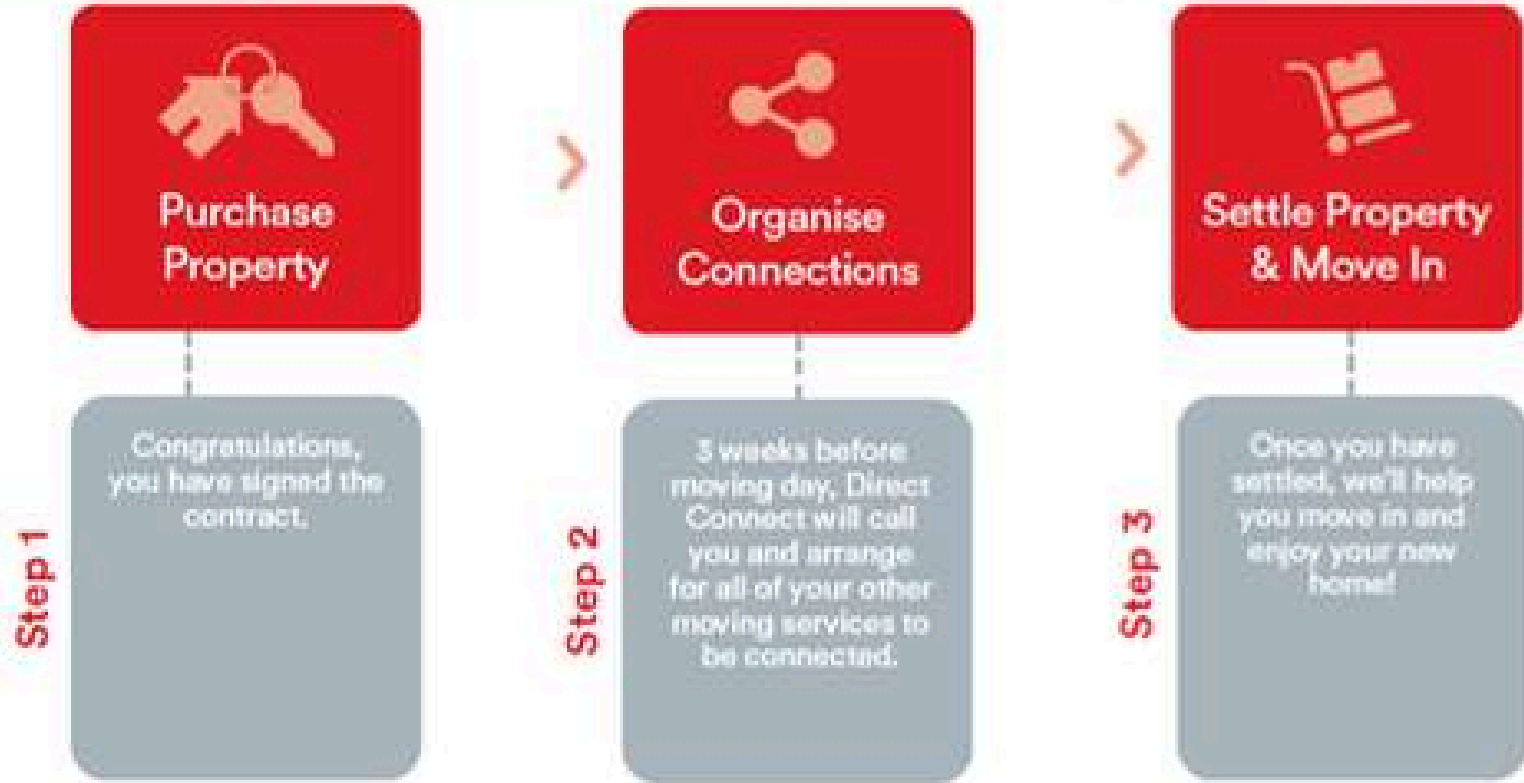
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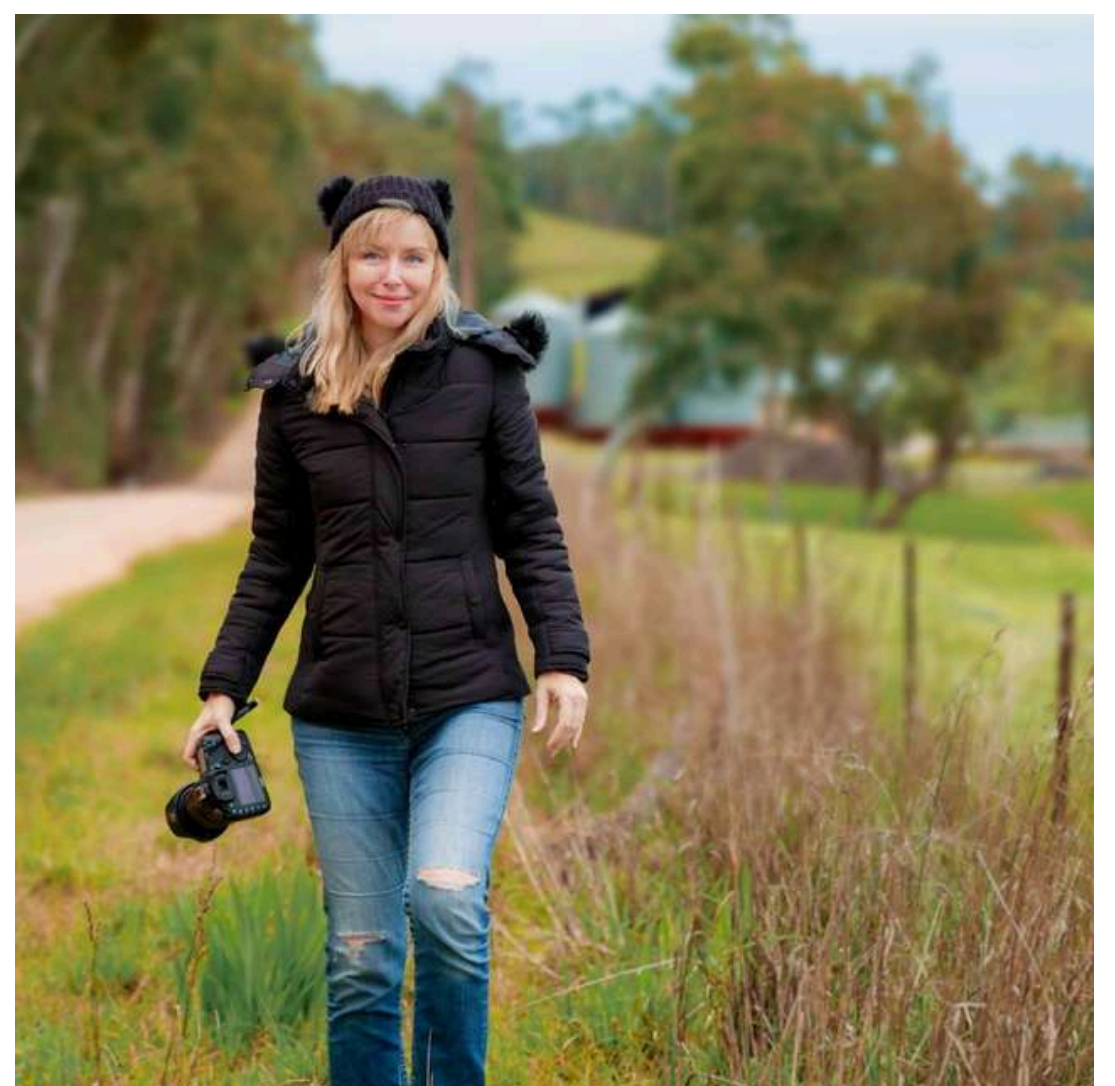
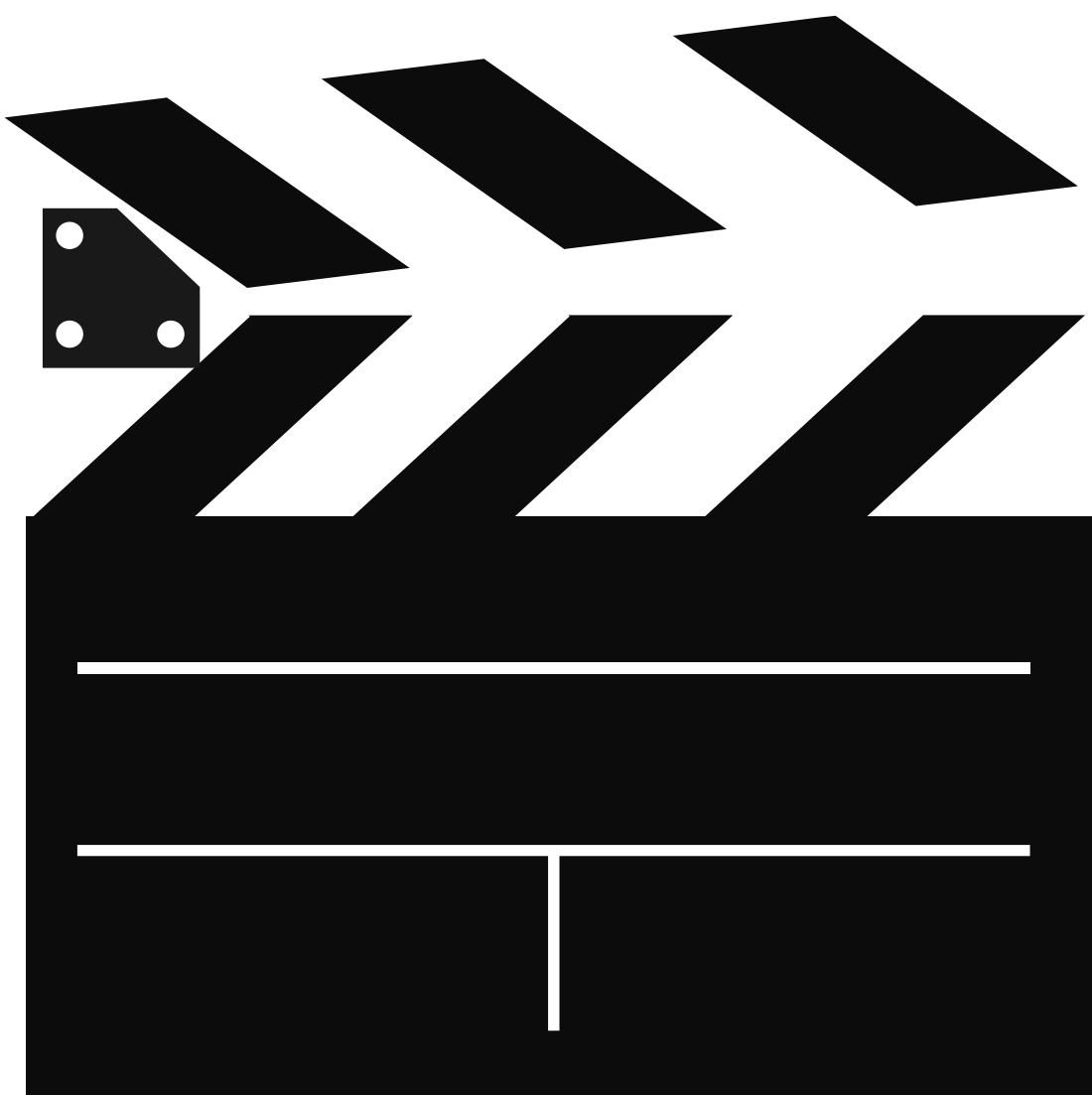
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**For Form 1 preparation please contact Chris Gill on 7221 4908**

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**

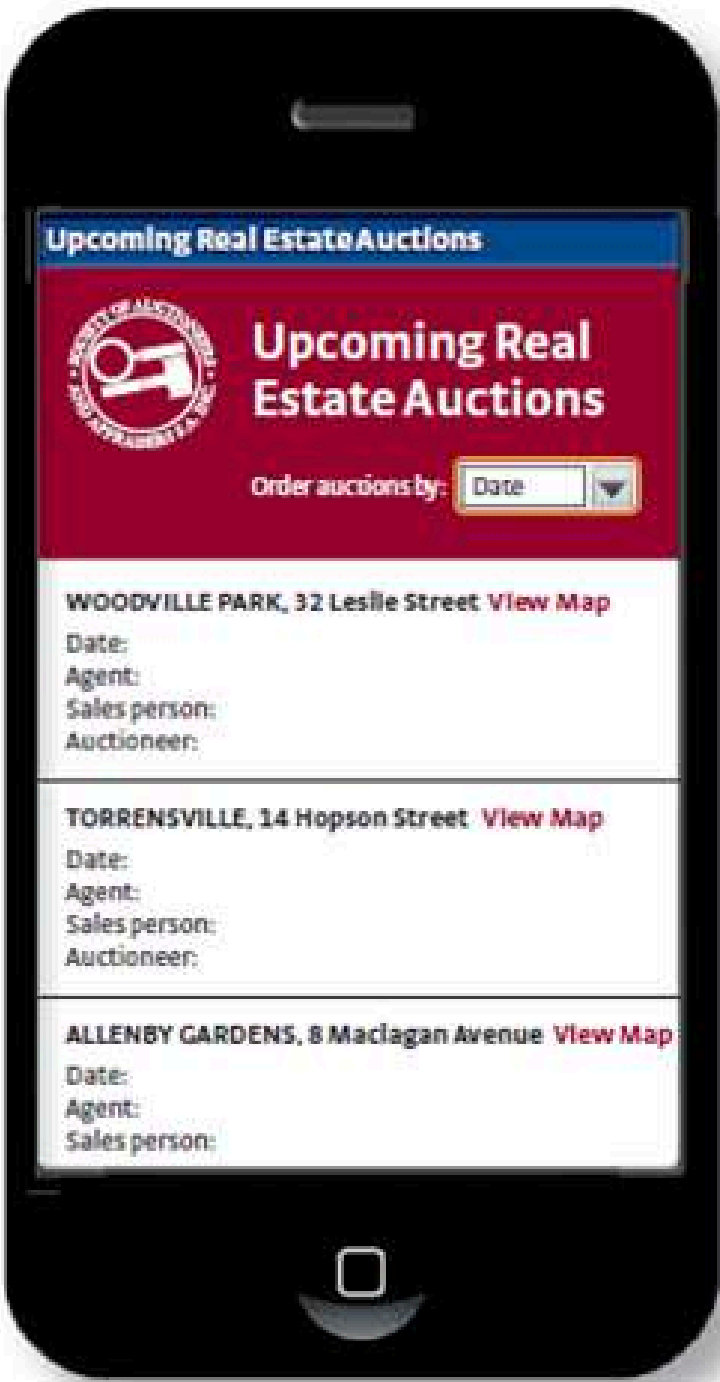
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Date and Time

## INSTANT UPDATE

The moment you add or update an  
auction to the web page, the app will  
adjust accordingly

## LIST

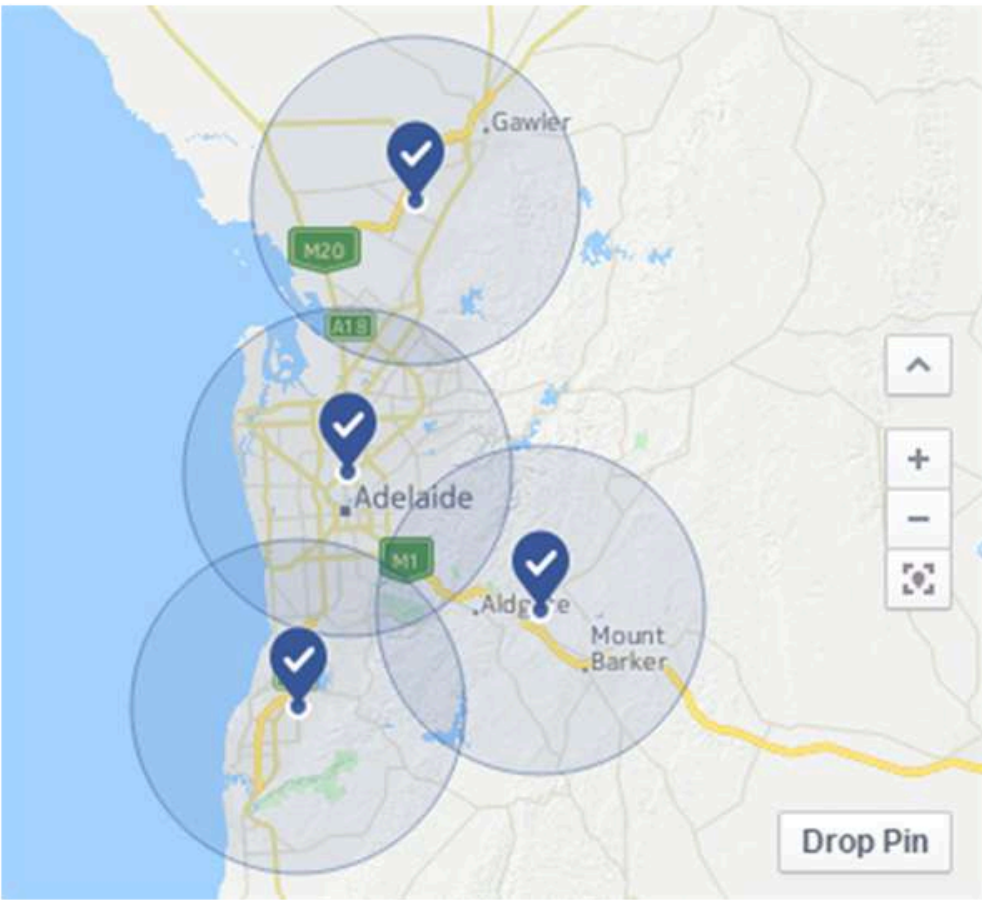
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