



THE SOCIETY

**We represent Auctioneers, Appraisers, Agents,
Sales Consultants and Property Managers
across various sectors, including Real
Estate, General, and Livestock.**

JUNE 2025





CONTENTS

The Board	03
From President	04
Master Forms	05
Upcoming Events	06
Australasians 2025	09
Auctions, do we or don't we?	11
Society's Auctions	14
Auction Monthly Results	17
Society's Auctioneers	25
40 Years of History	28
Sponsors	29



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The Society of
Auctioneers and
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THE
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THE BOARD



Trent Godfrey
President



Trish Johnson
Vice President

.....

Board Members

.....



John Raptis



John Young



Jacob Kinsman



Nathan Janda





FROM PRESIDENT

Dear Members,

Welcome to June 2025.

South Australia hosted the Australasian Auctioneering Championships (Austros) event in May, congratulations to Reisa (supported by Society) on the delivery of a spectacular event for our state.

Reminder - Thursday 12th June, Chris Gill will be hosting another brilliant real estate compliance session at the Arkaba, (see this eBook for more details). Ensure your office fully complies with all aspects of legislation.

All the best.



Mr Trent Godfrey M.S.A.A
President



Master Forms



The Real Estate Institute of SA and the Society of Auctioneers and Appraisers (SA) Inc. have announced an agreement to work closer together, initiating the endorsement of one set of industry forms.

"MASTER FORMS"

Residential, Rural, Commercial and Industrial, Business and Residential Property Management.

Announcing the partnership, both organisations said that the time was right to work together closely to secure ownership of documentation and the importance of these transactional forms to being industry-owned and industry-led.

Access Master Forms for a free trial

Request from admin@auctioneers.com.au





Practice Compliance Real Estate Sales

ENSURE YOUR OFFICE FULLY COMPLIES WITH ALL ASPECTS OF THE LEGISLATION

Seminar format with open discussion and Q&A session. It's the issues that arise in the group questions & answers that will give you an insight into where agents are misunderstanding the requirements of the legislation.



Chris Gill

- How to handle the changing market
- Vendor and Agent pricing in reference to what to put in the Agency Agreement.
- Compliant dialogue in reference to pricing and advertising.
- Price Guides given verbally at open inspections and over the phone.
- Industry practices which may conflict with legislation.
- Clarify what needs to be provided to Vendors.
- Plus Q&A on any aspects of Real Estate Practice including 24G, Planning Approvals, Serving Form 1's, Cooling off, EPA, etc.
- Mistakes & Pitfalls

THURSDAY, 12th JUNE
8:30AM for 9AM to 11:30AM

VENUE: Arkaba Hotel - 150 Glen Osmond Road, FULLARTON SA 5063

COST: Members and employees \$44 each (Group of 2 or more from the same office \$33 each)

[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

**TUESDAY 19th AUGUST
and
TUESDAY 9th SEPTEMBER**

8AM for 8:30AM to 5PM

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)**

[Download Brochure](#)



New Financial Year Drinks



THURSDAY | 3 | 5:00 PM
JULY

THE HWY BEER GARDEN

THE HWY HOTEL
290 Anzac Hwy, Plympton SA 5038

ALL MEMBERS, STAFF, GUESTS, SPONSORS ARE INVITED!!!

● \$25 EACH FOR FOOD

● BAR OPEN AT COST

Bookings by Friday, 27th June

[Download Brochure](#)



AUSTRALASIANS 2025



REISA hosted the Australasian Auctioneering Championship 13-15th May 2025 for REIA and REIZ.

The welcome cocktail party was held in the Adelaide Oval bodyline bar on the evening of Tuesday 12th where the draw was held for the 17 Senior Auctioneers representing each state and territory of Australia and both islands of New Zealand.

Matt Smith as the conveynor and head judge wowed the auctioneers with the competition names and order of appearance on the famous Adelaide Oval Score board.

The 17 Senior competitors were **Anthony DeMarco (SA), Brianna Williams (ACT), Bronte Manuel (SA), Clarence White (NSW), Conor Patton (NZ), Greg Brydon (VIC), Jake McIntyre (TAS), Leon Axford (NSW), Mark Lands (SA), Mark McGoldrick (NZ), Nick Salter-Harding (ACT), Paul Hancock (NSW), Paul Tzamalīs (VIC), Prash Nayar (WA), Richard Kerr (WA), Robert Tulp (NZ), Sam Steele (NZ).**

The Judges were **Andrew De Bomford (REIT), Boyd Fraser (REIWA), Elesā Wood (REINT), Kaylene King (REIACT), Luke Banitsiotis (REIV), Mark Sumich (REINZ), Michael Fenn (REISA), Ricky Briggs (REINSW).**

The bidders were **Troy Tyndall, Stephen Venn, Leo Redden, Sharon Gray, and Jarrod Tagni.**

This year for the first time REISA launched the “Novice” competition.

Contestants were **Andrew Melili (VIC), Campbell Jone (ACT), Chris Clarke (NT), Daniel Carter (NSW), Jackson White-Brettell (ACT), Joseph Laing (Tas), Joseph Murdock (SA), Matthew Rossi (VIC), Max Calvert (TAS), Revandy Rasyad (WA), Ryan Bradley (NZ), Scott Menck (NSW), Stefan Krcmarov (SA), Tama Emery (NZ).**



The judges and bidders had their work cut out for them with 17 Seniors on the Wednesday and 14 Novices and 5 Senior finalists on the Thursday.

The finals property was in the heart of North Adelaide, a symmetrical villa with state heritage listing.

In all instances, competitors has to highlight the lifestyle benefits, conditions of sale and perform under pressure and cope with and react to creative and complex scripted bidding scenarios.

The top 5 Senior Finals were announced

- **Sam Steele (NZ)**
- **Robert Tulp (NZ)**
- **Mark McGoldrick (NZ)**
- **Greg Brydon (VIC)**
- **Jake McIntrye (TAS)**

Later that night at the REISA National Awards of Excellence, **Mark McGoldrick** was announced as the 2025 Australasian Champion and **Tama Emery** as the 2025 Australasian Novice champion (Both from New Zealand.)

We recognise and congratulate all the high achievers who catapulted out of their comfort zones to compete in this prestigious event.

Be ready for next year to be hosted by ACT in 2026 and Auckland, New Zealand in 2027.



Auction do we or don't we?



www.auctioneers.com.au

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 at that time in an open, transparent and public forum.

Real Estate **Auctions** have become one of the most popular methods of buying and selling property in Australia with substantial benefits to both Vendors & Purchasers.

Auction puts the negotiations into the public forum and a time limit on negotiations.

Property Sold by Public **Auction** is the most transparent method of sale ever!

As the transaction is conducted entirely in the public forum, it's open, honest and genuine for both Vendors and Purchasers.

Committed Vendors auction their properties and Buyers know it!

Let's deal with the cash buyers first.....

Basically, **Auction** allows you to deal with cash buyers over a 2-3 week period then if the property doesn't sell at **Auction**, you can commence a Private Treaty Sale with an asking price and deal with conditional buyers.

If a property has been for sale by Private Treaty and has not sold, converting to **Auction** can re-ignite previous leads as it creates urgency – especially if no price is quoted in the campaign.



What are the Advantages to me as a Vendor?

- Control, as Vendor you set the terms and conditions.
- You get a cash unconditional contract.
- 10% deposit on the fall of the hammer.
- No cooling off period applies.
- Allows 3 opportunities to sell – before, at Auction or immediately after – and reduces the overall selling time in the market.
- Creates a sense of urgency, which motivates purchasers to action. Puts a timeline on negotiations.
- Allows all potential buyers to compete amongst themselves to offer the vendor the best price.
- Can be used as part of a total marketing package where auction is the component that gets the buyers to act.
- Forces buyers to make decisions to a deadline of the auction date and brings negotiations to a head.
- The Auctioneer's skills, enthusiasm and techniques can maximise the price.
- Vendors control their reserve price and settlement date and accept or reject varied terms and get cash contracts, which usually settle in 30-45 days.
- 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.
- 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.
- Your home is only open at times that suit you with a predetermined schedule of opens.
- The level of market interest will help you gauge your reserve price.
- The competitive Auction environment offers the greatest chance for a premium price.
- On the fall of the hammer the Vendor becomes a cash buyer (subject to settlement of their property only).
- 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.



Basically, the Agent conducts a series of open inspections, database marketing, media promotion and on auction day all interested parties register to bid and buyers compete to be the purchaser.

Society of Auctioneers and Appraisers (SA) Inc. Members can also promote auctions on the **“Upcoming Auctions App”** which can be downloaded from the App Store. Members of the public can search for upcoming auctions by Suburb, Agent, Date or Auctioneer so please ensure your auctioneer is a member of ‘The Society’ so they can utilize this powerful marketing tool.

Some say that **Auction** is stressful and they are right – but the stress only lasts for 10-15 minutes while the auction is in progress where in some other methods of sale the stress can last for weeks with not knowing what the outcome will be. From a buyer’s perspective also, the transaction pans out right in front of their eyes, they can see their competition and react accordingly.

These days buyers can get pre-approval for finance which gives them the same opportunities as a cash buyer at an **Auction**.

In no other method of sale, a potential buyer can be privy to other offers and by bidding at **Auction** you get to see those other offers and then participate in the bidding to hopefully purchase and you don’t get that dreaded phone call “Sorry you missed out the property has been sold”

For more information see **Auctioneers.com.au** and when selling by **Auction** make sure your Auctioneer is a practicing member of **The Society of Auctioneers and Appraisers (SA) Inc.**



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



SOCIETY'S AUCTIONS



FIRLE
9 Gough Court
SOLD for \$1,010,000

Agent: Ray White Norwood
Auctioneer: John Morris



GREENACRES
21 Westralia Street
SOLD for \$1,420,500

Agent: DB Philpott Real Estate
Auctioneer: Jonathon Moore



BEAUMONT
34 Thirkell Ave
SOLD for \$1,630,000

Agent: Toop+Toop
Auctioneer: Glenn McMillan



VALE PARK
184 North East Road
SOLD for \$2,080,000

Agent: All Adelaide City Edge
Auctioneer: Brett Roenfeldt



SOCIETY'S AUCTIONS



PARADISE
24 Gothic Drive
SOLD for \$1,040,000

Agent: Toop+Toop
Auctioneer: Bronte Manuel



WEST HINDMARSH
1 Gawler Avenue
SOLD for \$1,055,000

Agent: Crawford Doran
Auctioneer: Vincent Doran



RIDGEHAVEN
6 Grant Avenue
SOLD for \$780,000

Agent: First National Burton Groves
Auctioneer: Jarrod Tagni



HENLEY BEACH SOUTH
148 Military Road
SOLD for \$1,513,000

Agent: LJ Hooker Adelaide Metro
Auctioneer: Troy Tyndall



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ALDINGA BEACH	2-3 Whinnerah Avenue	Saturday, 17/05/2025	Refined Real Estate	Brett Roenfeldt	\$686,000
AUBURN	'Heans' Brothers Hill Road	Thursday, 22/05/2025	Ray White Rural SA	Geoff Schell	\$1,410,000
BEAUMONT	34 Thirkell Ave	Saturday, 17/05/2025	Toop&Toop	Glenn McMillan	\$1,630,000
BEVERLEY	27a Ledger Rd	Saturday, 17/05/2025	Ray White Woodville	Jonathon Moore	\$1,225,000
BIRKENHEAD	99 Victoria Rd	Friday, 16/05/2025	Ray White Grange	John Morris	\$778,000
BLAIR ATHOL	26 The Crescent	Saturday, 10/05/2025	Ray White Prospect	John Morris	\$932,000
BLAIR ATHOL	22 Trigg St	Saturday, 03/05/2025	DB Philpott Real Estate	Jonathon Moore	\$902,000
BRIGHTON	11 Alfreda Street	Sunday, 18/05/2025	Refined Real Estate	Brett Roenfeldt	\$1,370,000
BROMPTON	9/53 West Street	Sunday, 04/05/2025	Crawford Doran	Vincent Doran	Sold Prior
BROOKLYN PARK	74 Lipsett Terrace	Saturday, 24/05/2025	First National Burton Groves	Jarrood Tagni	\$1,200,000
BURTON	16 Chelsea Ave	Thursday, 22/05/2025	Ray White Salisbury	John Morris	\$630,000
CAMPBELLTOWN	8 Tranquil Court	Saturday, 17/05/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D
CHRISTIE DOWNS	1 Godfrey Street	Friday, 09/05/2025	Harcourts Adelaide City	Brett Roenfeldt	Sold Prior



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
CRAIGMORE	11 Karrawirra Close	Friday, 23/05/2025	LJ Hooker Property Specialists	Michael Fenn	Sold Prior
CROYDON PARK	2C Auburn Crescent	Sunday, 18/05/2025	Toop&Toop	Bronte Manuel	Sold Prior
DULWICH	3/52 Dulwich Ave	Friday, 02/05/2025	Ray White Kensington	John Morris	\$685,000
ELIZABETH DOWNS	9 Wimborne Street	Saturday, 24/05/2025	All Adelaide City Edge	Brett Roenfeldt	\$627,000
ELIZABETH PARK	25 Butler Street	Saturday, 17/05/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D
ENFIELD	11 Gove Rd	Saturday, 17/05/2025	Genny & Co	Jonathon Moore	\$745,000
ENFIELD	19 Warwick St	Friday, 09/05/2025	Ray White Norwood	John Morris	\$860,000
EVANSTON	14 Longford Street	Saturday, 17/05/2025	All Adelaide City Edge	Brett Roenfeldt	\$862,000
FELIXSTOW	13 Kapoola Ave	Saturday, 24/05/2025	Ray White Norwood	John Morris	\$1,350,000
FIRLE	4D Hampden Street	Saturday, 17/05/2025	All Adelaide City Edge	Brett Roenfeldt	\$990,000
FIRLE	9 Gough Ct	Saturday, 17/05/2025	Ray White Norwood	John Morris	\$1,010,000
FLINDERS PARK	22 Rawlings Avenue	Sunday, 04/05/2025	Cawford Doran	Vincent Doran	P.N.D
GILLES PLAINS	10 Hendry Ct	Saturday, 24/05/2025	Ray White Prospect	John Morris	\$900,000
GOODWOOD	3 Devon St Nth	Saturday, 10/05/2025	Ray White Henley Beach	Jonathon Moore	\$1,000,000
GREENACRES	4 Warramunga St	Wednesday, 21/05/2025	Ray White Prospect	John Morris	\$1,055,000



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
GREENACRES	9A Wingate St	Tuesday, 20/05/2025	Ray White Prospect	John Morris	\$715,000
GREENACRES	17 Wingate St	Saturday, 17/05/2025	Ray White Prospect	John Morris	\$860,000
GREENACRES	21 Westralia St	Saturday, 17/05/2025	DB Philpott Real Estate	Jonathon Moore	\$1,420,500
GREENACRES	6A Princes Rd	Saturday, 10/05/2025	Ray White Prospect	John Morris	\$950,000
HAMPSTEAD GARDENS	197 North East Road	Sunday, 25/05/2025	Ray White Norwood	John Morris	\$1,015,000
HENLEY BEACH SOUTH	148 Military Road	Saturday, 17/05/2025	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,513,000
HIGHBURY	19 Declivity St	Saturday, 10/05/2025	Ray White Adelaide City	John Morris	\$1,430,000
HIGHGATE	22 Yeo Avenue	Saturday, 10/05/2025	TOOP&TOOP	Glenn McMillan	\$1,490,000
HILLCREST	10 Norseman Ave	Saturday, 10/05/2025	Ray White Prospect	John Morris	\$1,401,000
HOLDEN HILL	83 Valiant Road	Wednesday, 07/05/2025	Real Estate Partners SA	Paul Arnold	\$882,500
INGLE FARM	20 Cugera Avenue	Saturday, 24/05/2025	Harcourts Barossa	Jarrold Tagni	\$795,500
INGLE FARM	3 Brolga Ave	Saturday, 03/05/2025	Ray White Prospect	John Morris	\$911,000
KENSINGTON GARDENS	12 West Terrace	Saturday, 24/05/2025	Toop&Toop	Glenn McMillan	Sold Prior
KILBURN	31 Leader Avenue	Sunday, 04/05/2025	Crawford Doran	Vincent Doran	Sold Prior
LOCKLEYS	53 Main St	Wednesday, 28/05/2025	Ray White Woodville	Jonathon Moore	\$1,525,000



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
LOCKLEYS	2 Miranda Ave	Saturday, 17/05/2025	MichaelKris Real Estate	Jonathon Moore	\$1,225,000
LONSDALE	Unit 9, 23 Donegal Road	Friday, 16/05/2025	LJ Hooker Commercial Adelaide	Troy Tyndall	\$335,000
LOWER HERMITAGE	28 Salem Bridge Road	Saturday, 31/05/2025	First National Burton Groves	Jarrood Tagni	\$1,125,000
MANSFIELD PARK	4 Haven Rd	Saturday, 03/05/2025	Ray White Hillcrest	John Morris	Sold Prior
MAWSON LAKES	12 Bimini Cres	Saturday, 17/05/2025	Ray White Norwood	John Morris	\$895,000
MAWSON LAKES	24-26 Hudson Rd	Friday, 02/05/2025	Commercial SA	Jonathon Moore	\$4,870,000
MEDINDIE	7 Avenel Gardens Road	Saturday, 24/05/2025	Toop&Toop	Bronte Manuel	Sold Prior
MILE END	42 Roebuck Street	Saturday, 24/05/2025	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,561,000
MODBURY HEIGHTS	38 Brunel Drive	Saturday, 24/05/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D
MODBURY HEIGHTS	38 Minerva Cres	Saturday, 17/05/2025	Ray White Prospect	John Morris	\$985,000
MORPHETT VALE	6-20 Taylors Ave	Friday, 30/05/2025	Commercial SA	Jonathon Moore	\$2,750,000
NAILSWORTH	25 Stevenson Street	Monday, 19/05/2025	Scott Murphy Real Estate	Brett Roenfeldt	\$1,257,000
NORTH PLYMPTON	40 Deeds Rd	Friday, 09/05/2025	Commercial SA	Jonathon Moore	\$1,720,000
NORWOOD	3/86 George Street	Sunday, 04/05/2025	TOOP&TOOP	Bronte Manuel	\$778,000
NORWOOD	16 Moulden Street	Saturday, 03/05/2025	TOOP&TOOP	Bronte Manuel	Sold Prior



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
NORWOOD	26 Osmond Terrace	Friday, 02/05/2025	TOOP&TOOP	Bronte Manuel	P.N.D.
PARADISE	24 Gothic Drive	Saturday, 17/05/2025	Toop&Toop	Bronte Manuel	\$1,040,000
PARADISE	34 Melville Rd	Saturday, 10/05/2025	Deluxe Real Estate	Jonathon Moore	\$865,000
PARADISE	70 Greenglade Drive	Saturday, 03/05/2025	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,005,000
PARAFIELD GARDENS	56 Mahogany Cct	Saturday, 10/05/2025	Ray White Mawson Lakes	John Morris	\$861,000
PARALOWIE	9 Tania St	Tuesday, 13/05/2025	Ray White Salisbury	John Morris	\$666,000
PARALOWIE	16 Boon Ct	Thursday, 08/05/2025	Ray White Salisbury	John Morris	Sold Prior
PARALOWIE	7 Duke St	Wednesday, 07/05/2025	Ray White Salisbury	John Morris	\$590,000
PAYNEHAM	3/32 Henry St	Saturday, 17/05/2025	KAIDE Real Estate	Jonathon Moore	\$915,000
PLYMPTON PARK	74 Arthur Street	Saturday, 10/05/2025	Harcourts Adelaide City	Brett Roenfeldt	\$1,375,000
PROSPECT	6 Castle Ave	Sunday, 25/05/2025	Ray White Salisbury	John Morris	\$2,071,000
PROSPECT	203-205 Davenport Tce	Friday, 02/05/2025	Commercial SA	Jonathon Moore	\$2,350,000
REDWOOD PARK	8A Redwood Avenue	Saturday, 10/05/2025	Ray White Para Hills	John Morris	\$955,000
REYNELLA	17 Young Street	Saturday, 24/05/2025	Simon Paterson Real Estate	Brett Roenfeldt	Sold Prior
REYNELLA	37 Thames Drive	Saturday, 24/05/2025	Harcourts Tagni	Jarrood Tagni	\$760,000



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AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
RIDGEHAVEN	6 Grant Avenue	Friday, 02/05/2025	First National Burton Groves	Jarrood Tagni	\$780,000
RIDLEYTON	163 South Rd	Thursday, 29/05/2025	Cushman & Wakefield	Jonathon Moore	\$1,125,000
ROSEWATER	13 Starr St	Saturday, 10/05/2025	Ray White Woodville	Jonathon Moore	\$764,000
ROYAL PARK	95B Frederick Rd	Monday, 05/05/2025	Ray White Semaphore	John Morris	\$845,000
SALISBURY	48 Amanda St	Monday, 19/05/2025	Ray White Salisbury	John Morris	Sold Prior
SALISBURY DOWNS	25 Maria St	Thursday, 22/05/2025	Ray White Salisbury	John Morris	\$731,000
SALISBURY EAST	26 Jeffries Rd	Saturday, 24/05/2025	Ray White Prospect	John Morris	\$855,000
SALISBURY EAST	41 Piccadilly Rd	Thursday, 15/05/2025	Ray White Salisbury	John Morris	\$813,000
SALISBURY NORTH	16 Mulholland Ave	Sunday, 25/05/2025	Ray White Prospect	John Morris	\$710,000
SEATON	1A Selkirk Avenue	Monday, 26/05/2025	Century 21 Beachside and Lakes	Brett Roenfeldt	\$1,085,000
SEATON	18 Percy Street	Saturday, 10/05/2025	Orbiton Real Estate	Brett Roenfeldt	\$985,000
SEFTON PARK	50 Third Ave	Monday, 19/05/2025	Ray White Prospect	John Morris	\$1,441,000
SEMAPHORE PARK	2 Curlew Court	Sunday, 11/05/2025	Century 21 Beachside and Lakes	Brett Roenfeldt	\$600,000
SMITHFIELD PLAINS	7 Dawson La	Wednesday, 14/05/2025	Ray White Salisbury	John Morris	Sold Prior



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AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ST AGNES	Unit 8, 1200 North East Road	Saturday, 03/05/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D
ST PETERS	17 Ninth Ave	Saturday, 24/05/2025	Ray White Woodville	Jonathon Moore	\$2,015,000
STIRLING	7 Downer Grove	Friday, 02/05/2025	Ray White Kensington	John Morris	\$1,670,000
TEA TREE GULLY	16 Burns St	Saturday, 17/05/2025	Weeks & Maklin Real Estate	Jonathon Moore	\$890,000
TORRENSVILLE	108 South Rd	Thursday, 01/05/2025	Commercial SA	Jonathon Moore	\$1,185,000
TRANMERE	24A Renown Ave	Wednesday, 07/05/2025	Ray White Prospect	John Morris	\$1,017,500
TRANMERE	14 Fourth Street	Saturday, 03/05/2025	TOOP&TOOP	Bronte Manuel	P.N.D.
UNDERDALE	Unit 1/9 Hardys Road	Saturday, 03/05/2025	Orbiton Real Estate	Brett Roenfeldt	P.N.D
VALE PARK	184 North East Road	Thursday, 01/05/2025	All Adelaide City Edge	Brett Roenfeldt	\$2,080,000
WALKERVILLE	182 Walkerville Terrace	Wednesday, 21/05/2025	Real Estate Partners SA	Paul Arnold	\$1,750,000
WALLAROO	71 Owen Tce	Sunday, 25/05/2025	First National	Jonathon Moore	\$460,000
WEST BEACH	16 Gibson St	Saturday, 10/05/2025	Ray White Henley Beach	Jonathon Moore	\$1,720,000



MAY

AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
WEST CROYDON	21 Bourke St	Saturday, 10/05/2025	Ray White Woodville	Jonathon Moore	\$1,505,000
WEST CROYDON	13 Gelland Place	Saturday, 03/05/2025	TOOP&TOOP	Bronte Manuel	\$849,000
WEST HINDMARSH	1 Gawler Avenue	Sunday, 04/05/2025	Crawford Doran	Vincent Doran	\$1,055,000
WINDSOR GARDENS	16 Tindara Avenue	Saturday, 17/05/2025	LJ Hooker Adelaide Metro	Troy Tyndall	\$981,000
WINGFIELD	43-45 Millers Rd	Friday, 16/05/2025	Commercial SA	Jonathon Moore	\$1,610,000
WINGFIELD	113 Wingfield Rd North	Thursday, 01/05/2025	Commercial SA	Jonathon Moore	\$2,640,000
WOODVILLE	3/2A Garth Street	Sunday, 11/05/2025	Century 21 Beachside and Lakes	Brett Roenfeldt	Sold Prior
WOODVILLE	3 Beaufort St	Saturday, 10/05/2025	Ray White Woodville	Jonathon Moore	\$1,700,000
WOODVILLE PARK	54 Radstock St	Saturday, 24/05/2025	Ray White Woodville	Jonathon Moore	\$1,233,000



**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



James Wardle



Hamish Mill



David Smallacombe



Nathan Casserly



Mark Griffin



Michael Fenn



Glenn McMillan



Vincent Wang



Marc duPlessis



Simon Tanner



Andy Edwards



James Pedlar



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



Scott Newton



Matt Smith



Paul Arnold



Sharon Gray



Paul Kilby



Enrique Bisbal



'40 YEARS OF HISTORY'

Highlighting 40 years of achievements
celebrating and recognising the dedication
and passion of The Society Family.



CLICK HERE AND
WATCH THE VIDEO

Direct Connect

Peace of mind

You can be assured that you're moving with the best in the business. As Australia's No. 1 Moving Services company, Direct Connect have helped over 1.2 million people move since 2004. Best of all, our service is free.



A personalised moving service

Complete reliability & completely free



We guarantee you peace of mind with our Always On Guarantee*. Simply connect with one of our leading electricity and gas suppliers and we guarantee your connections will be ready on the day you move in.

For more information visit our website directconnect.com.au or call 1300 650 767

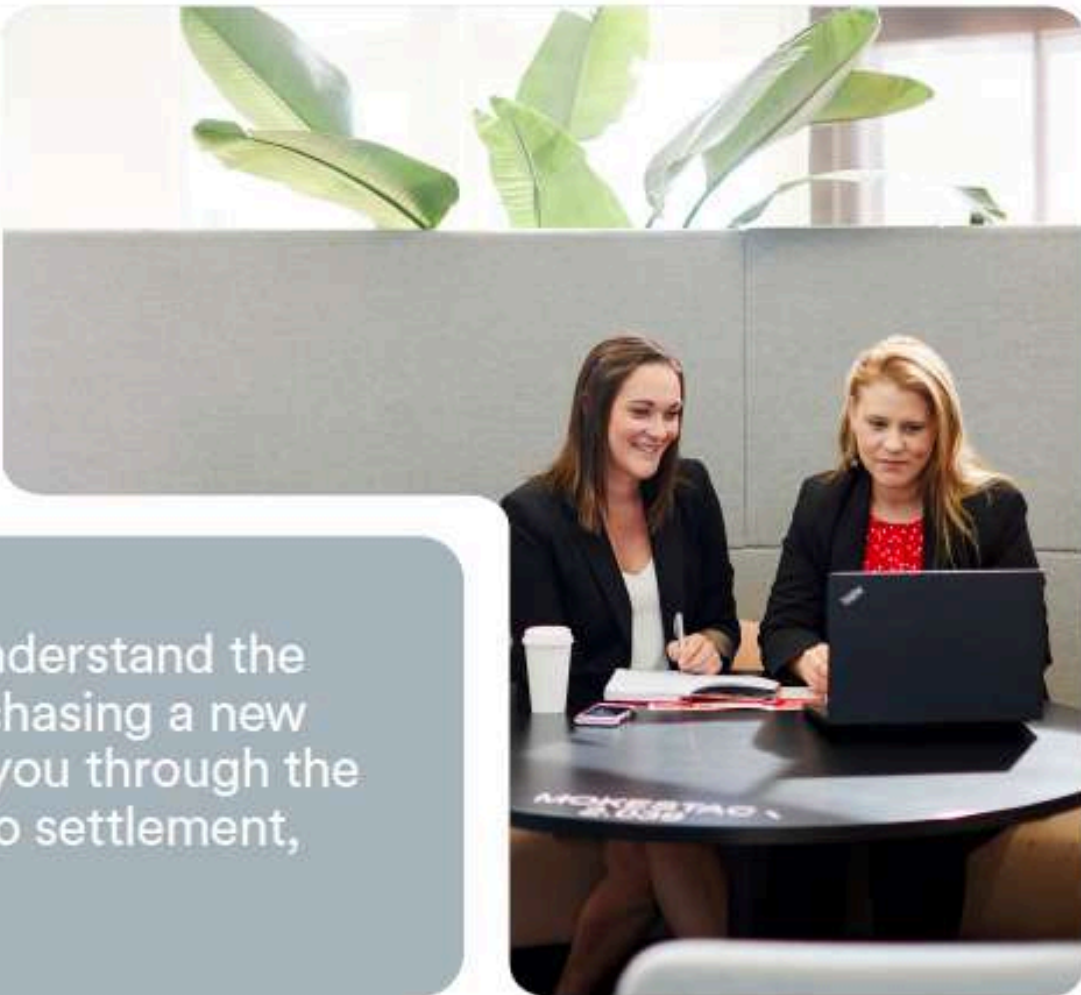
* For Terms and Conditions visit directconnect.com.au/terms-conditions



WE'VE GOT YOU COVERED

Direct Connect's free home buyer service provides you a personalised service with a dedicated contact person to guide you through every aspect of your move. You can choose to use as many or as few of our services as you require and we'll ensure that everything is covered and connected, ready for the day you move in.

We understand the moving process



SERVICES WE CONNECT

We can connect you with a wide range of market leading gas and electricity suppliers. With our Always On Guarantee* you can be assured that your electricity and gas will be connected on the day you move in!



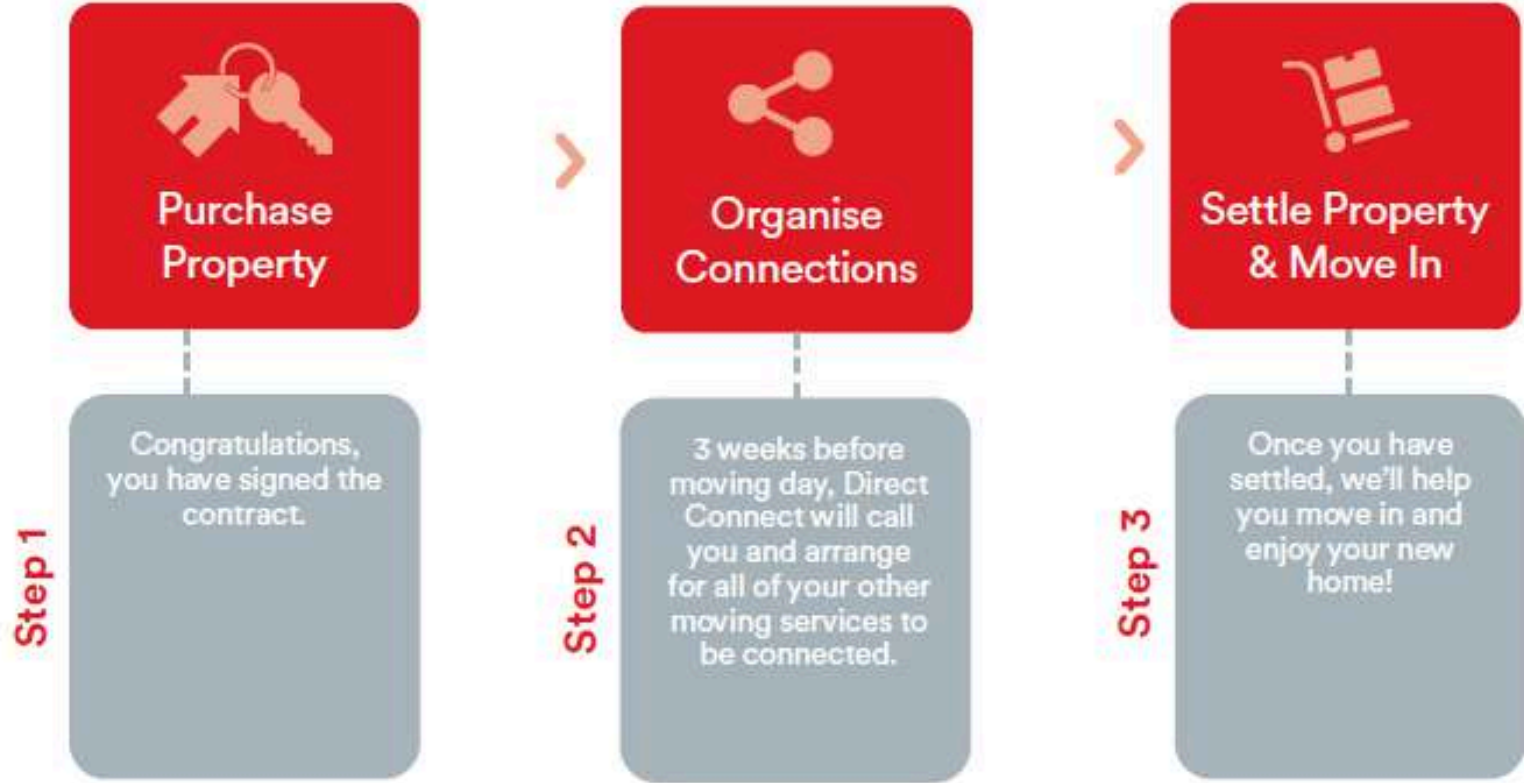
Our telecommunication experts can advise you on a great range of phone, broadband and mobile solutions, tailored to suit your needs.



Plus, ask our expert team about other services we can help with such as truck hire, removalists and cleaning.



At Direct Connect we understand the stress involved with purchasing a new property and can guide you through the process from purchase to settlement, and beyond.



Direct Connect



**Your Dream Car Awaits
With**



Direct Connect Adds Novated Leases to Service List in Exciting Partnership with Oly!

Direct Connect prides itself on the quality of our connections – our service partners are highly regarded in their respective industries, including energy, removals, cleaning, broadband and telecommunications – and now, vehicle finance!

Through a new partnership with Oly, Direct Connect is excited to offer the opportunity to access novated leasing. This partnership allows you to drive your dream car while potentially benefiting from tax savings.

Oly is passionate about making novated leases available to everyone, no matter the size of the business you work for. Backed by McMillan Shakespeare, one of Australia's most trusted novated leasing providers, Oly is your key to unlocking the benefits of novated leasing.

Oly is opening the doors to novated leasing for millions of Aussies working at small and medium businesses. With access to a huge network of car dealers, they can help you secure a great deal on your new car.

Taking on all the admin, Oly will help you find your new car, arrange the finance, and get your insurance sorted. Plus, manage everything on the go with Oly's handy app, from submitting claims to checking your budget and updating your account.

Direct Connect are thrilled to announce our partnership with Oly and to offer this excellent service to our agents and partners in 2025.

If you have any questions or would like to know more, click [here](#)

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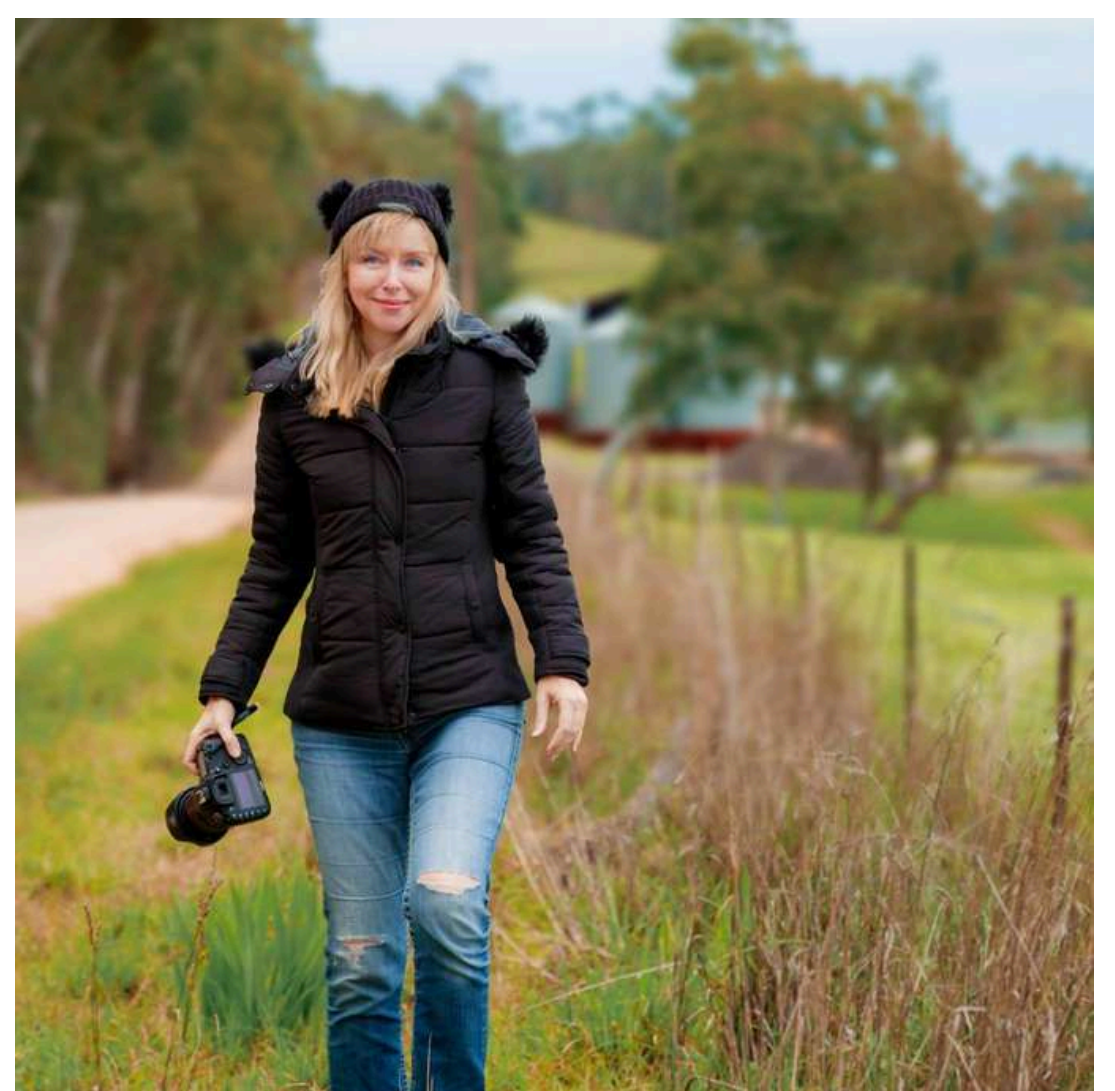
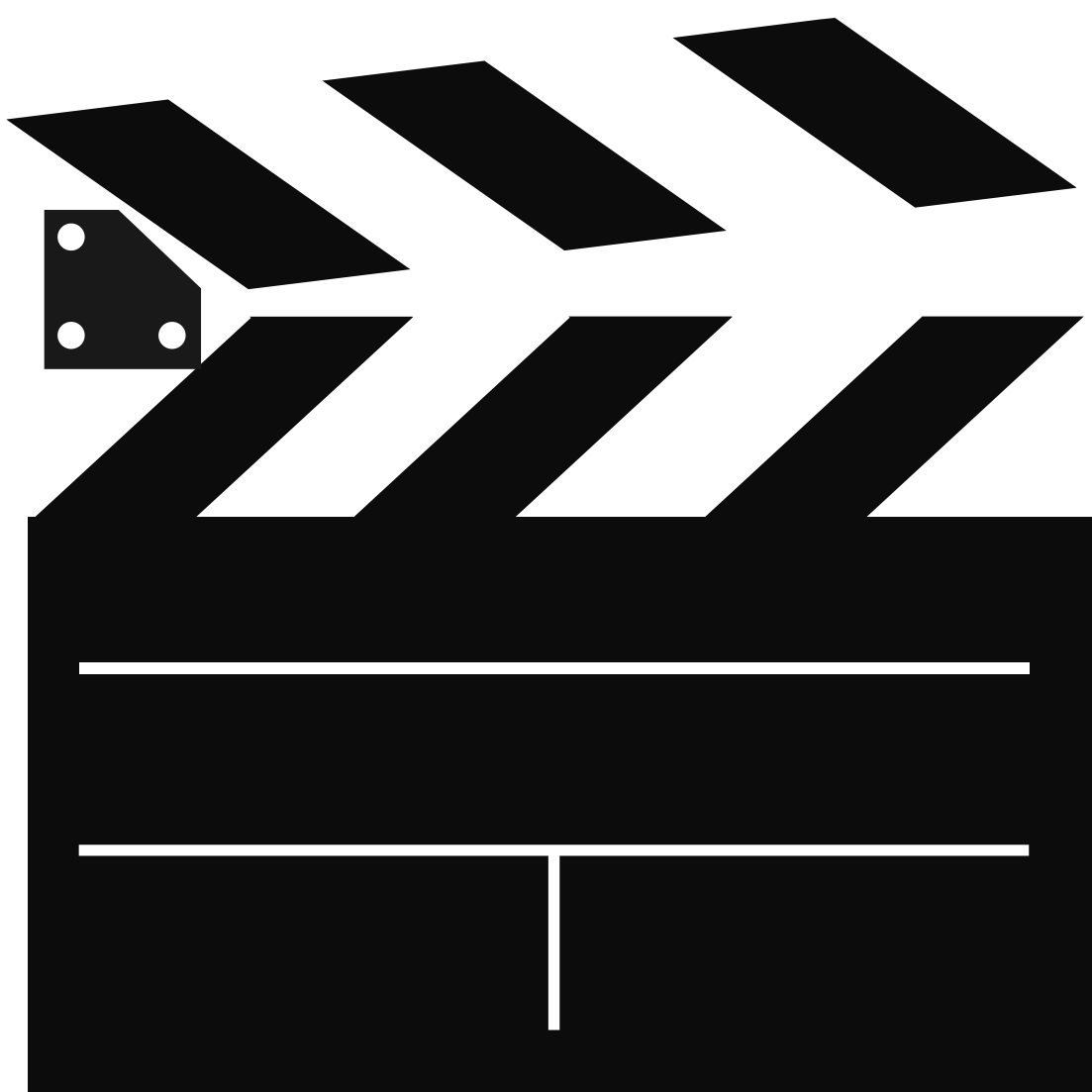
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For Form 1 preparation please contact Chris Gill on 7221 4908

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!

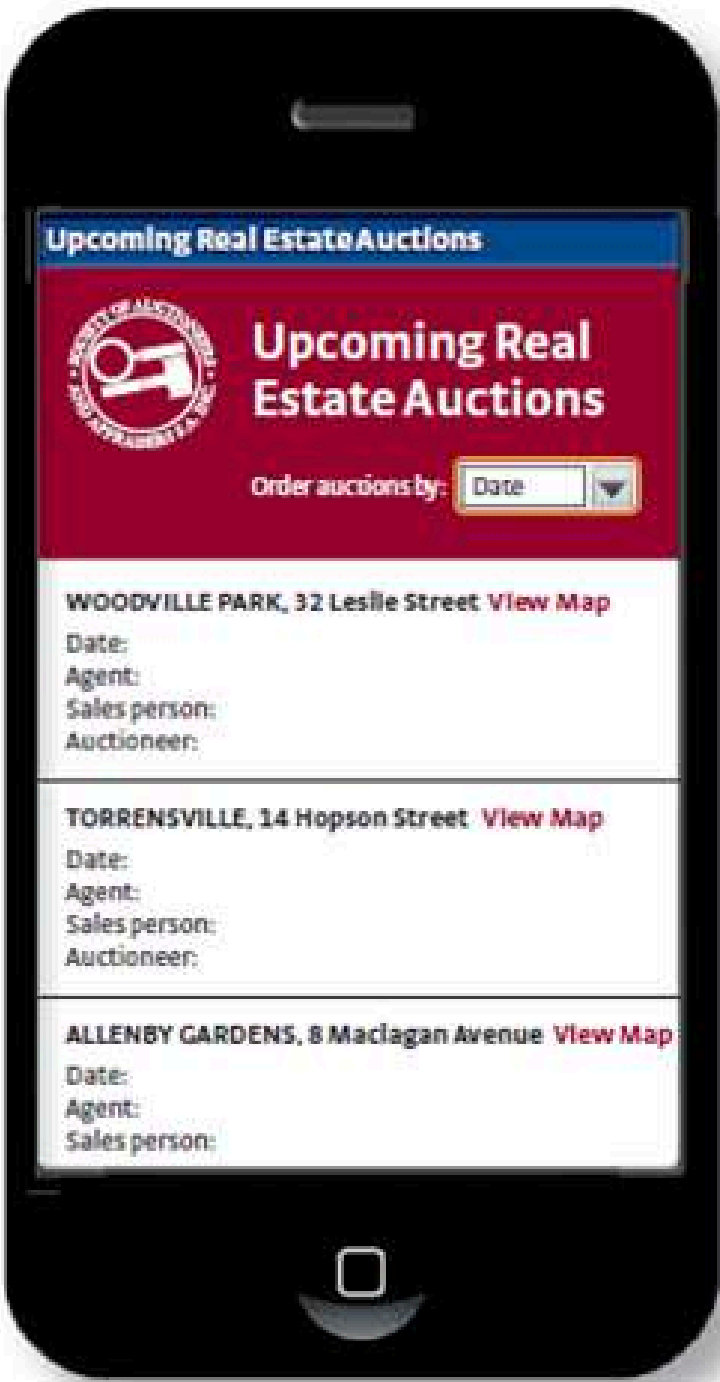
**If you're not auctioning your property you are missing out on the highest bid
– it costs no more to have Auction as part of your marketing strategy**

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SEARCH WITH EASE

Drive around, see what's happening and search by Auctioneer, Agent, Suburb, Date and Time

INSTANT UPDATE

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

LIST

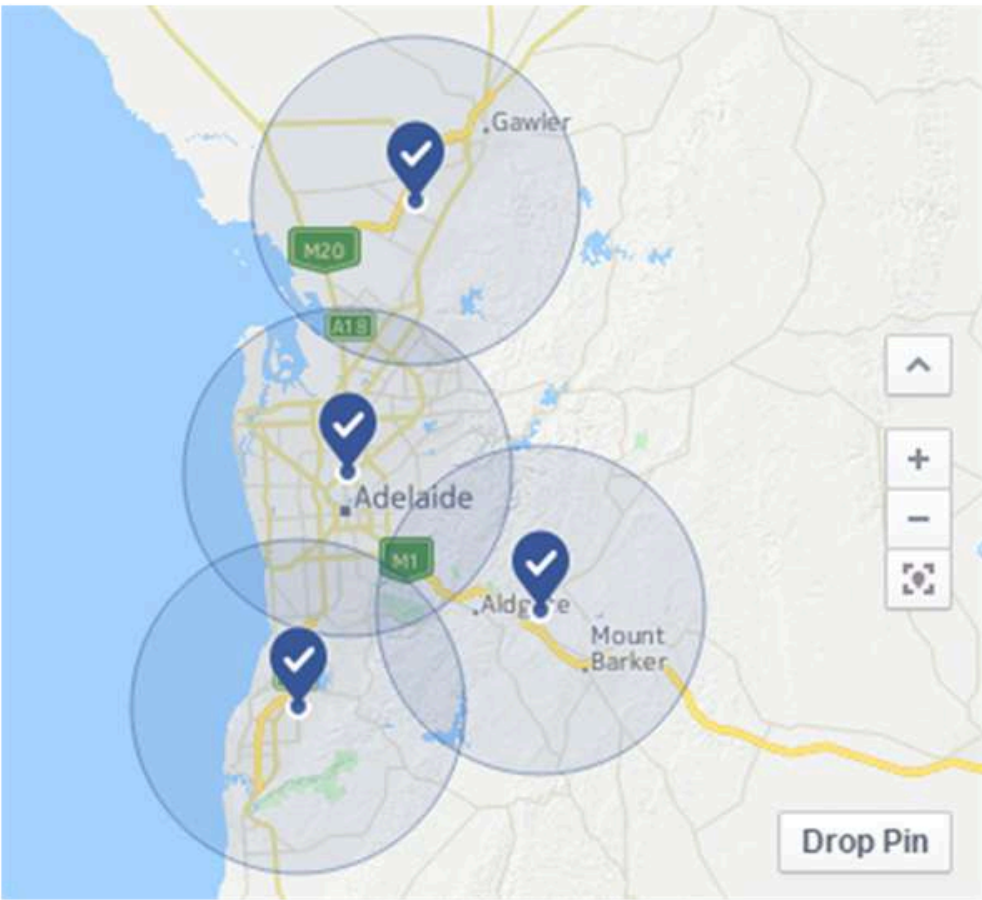
Please ensure all Upcoming Auctions are posted on our web site the minute they are listed!

All auctions submitted to the website will automatically be uploaded to the phone app, ABSOLUTELY FREE!



We're targeting Everyone in the mapped out areas 25 years old+, using both Apple and Android phones.

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