

Property Focus

Bringing you the latest news, fact and figures from the world of Australian real estate.

Garage Sale Success Tips



Moving to a new house is a great opportunity to get rid of junk and unwanted household items which have accumulated in dark corners, cupboards, attics over the years. Garage sales are an Australian institution, with seasoned garage sale chasers searching the advertising columns every weekend and seeking out bargains. Whether you hold a traditional garage sale or are readying for an online sale, your junk is certainly someone else's treasure.

- First step, advertise your sale. Mention a few special items to attract attention.
- Put up signs outside and at the main intersections near your home. Clearly write the street address.
- Mark the price on each item beforehand or have tables sorted by price points, such as 'Any item \$10'.
- Books, magazines, comics and old vinyl records can be sold by the box, depending on the quantity.
- Display your goods attractively on the driveway, where the light is good and where you can keep an eye on the activities.

- Keep your home off limits. If anyone asks to use the bathroom, point them to the nearest public toilet or council park.
- Make sure you have plenty of small change ready from the start, with all coin denominations and notes.
- One person only should handle the cash and never leave the cash box unattended.
- Be aware – bargain hunters are out early, so be prepared to start the day early too.
- Try a garage sale the next time you do a big seasonal house clean. You may be surprised by how much money you raise from what you thought was junk.

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Tips for Moving House with Kids

Moving house with kids can be stressful and upsetting for everyone, but particularly young children, especially if they've previously only known one home. But with a little foresight, planning and some good old distraction techniques moving to a new home need not be traumatic.

BEFORE MOVING:

Keep the kids as involved as possible in the process of moving house. Before you start looking for a new place talk to them about what they'd like a new place to have, or even draw pictures of what they want their new bedroom to look like.

Have them research your new neighbourhood and make a list of places they'd like to visit and explore once you've moved.

Once you've bought a new house, either take the children for a walk-through so they can see their new bedrooms and play areas like the back garden. Or have them search for the house online and, if possible do a virtual tour.

If possible make a few visits to the new neighbourhood before moving so the children can see where their new school is, or where the local playgrounds are and take some time to walk around so everyone can get their bearings.

Have your kids research the new neighbourhood or town themselves and make a list of places they want to visit.

DURING MOVING:

Let each child pack a box of their favourite toys, then have them write their name on it, and decorate it. And make sure they help load it into the car or moving van so they know it's going with them to the new house.

Give each child a special responsibility on moving day and print them out a label with a job title like "head toy packer" making sure everybody's favourite toys are accounted for, or "chief librarian" to make sure all the favourite books are packed, or "head gardener" responsible for collecting all the pot plants.

Keep calm! Kids will pick up on your stress and anxiety about moving, so try and focus on making it a fun adventure however and whenever you can. It may even ease your own state of mind!

Keep a picnic basket available and well stocked with plenty of snacks and drinks to keep children occupied as well as refuelled.

AFTER MOVING:

Once you arrive in your new house on moving day, unpack and set up the children's rooms as a priority so they feel at more at home. Make sure the rooms are welcoming and recognisable as theirs with familiar duvet covers, furniture, toys and books.

Keep a few large moving boxes for making forts.

Plan a special celebration "first night" dinner, that easy to prepare and fun – try a pizza picnic on the lounge floor.

Set up a treasure hunt around your new section so the kids become familiar with it as soon as possible.

After moving day try and return to a normal routine, of normal bed times and meal times, school and play as quickly as possible to help everybody settle.



Market Facts

Capital cities home value index - 28 February 2018

	ALL DWELLINGS		HOUSES		UNITS	
	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month
Sydney	-0.54 ▼	-0.59 ▼	-2.05 ▼	-0.84 ▼	2.98 ▲	-0.03 ▼
Melbourne	6.90 ▲	-0.05 ▼	6.70 ▲	-0.13 ▼	7.54 ▲	0.20 ▲
Brisbane*	1.91 ▲	0.05 ▲	2.29 ▲	-0.09 ▼	1.24 ▲	0.27 ▲
Adelaide	2.24 ▲	0.02 ▲	2.50 ▲	0.04 ▲	0.33 ▲	-0.11 ▼
Perth	-2.74 ▼	-0.18 ▼	-2.91 ▼	0.03 ▲	-2.00 ▼	-1.05 ▼
Hobart	13.11 ▲	0.70 ▲	13.58 ▲	0.6 ▲	10.77 ▲	1.24 ▲
Canberra	3.17 ▲	-0.34 ▼	3.83 ▲	-0.25 ▼	1.13 ▲	-0.62 ▼

*Brisbane results are for the combined Brisbane and Gold Coast region

Source: CoreLogic