



NOVEMBER 2023 - CELEBRATING 42 YEARS

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



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

Representing:


Auctioneers, Appraisers,
Agents, Sales Consultants,
and

Property Managers

- Real Estate
- General
- Livestock



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The Society of
Auctioneers and
Appraisers (SA) Inc.

THE
INDUSTRY
CHOICE OF
PROFESSIONALS



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PRESS RELEASE



Anthony DeMarco
M.S.A.A
President

The Society of Auctioneers, Appraisers, Agents and Property Managers is the professional body representing practitioners in these specialist fields in South Australia.

The Society would like to congratulate **Anthony DeMarco** who has been appointed President of the Society at a special meeting of the Board held on Thursday, 12th October.

Anthony is the corporate Auctioneer for Harcourts Smith in South Australia and has been a member since 2015, Golden Gavel Live Rising Star winner in 2015 and represented South Australia in the AUSTRALASIAN Auction championships in Sydney in 2022.

At the same meeting, **Trish Johnson** was elected as Vice President. Trish has over 30 years of experience in Real Estate and is an accredited Industry Trainer and Agency principal with Vivid Property Company.

Both professionals will work with the board to broaden the membership base supporting the industry of Auctioneers and Appraisers, Agents and Property Managers in the fields of Real Estate General and Livestock.



Trish Johnson M.S.A.A
Vice President



THE BOARD



Anthony DeMarco
President



Trish Johnson
Vice President

Board Members



John Raptis



Vincent Doran



Trent Godfrey



John Young



[Download Brochure](#)

2 Day Auctioneers Licence Workshop

*Including Nationally Accredited Auction Training Module
CPPREP4162 (CONDUCT AND COMPLETE SALE BY AUCTION)*

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

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

THURSDAYS, 9th and 16th November

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

VENUE: The Arkaba

150 Glen Osmond Road, 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)**



2023 GOLF CLASSIC



FRIDAY 24th NOVEMBER
@ MOUNT OSMOND GOLF CLUB
Sponsored by Chris Gill

†The Form 1 Company™



TIMELINE

11.30AM - LUNCH
12.30PM - TEE OFF
5.00PM - PRIZES AND AWARDS

PRICING

\$99.00 FOR GOLF, ON-COURSE
DRINKS AND SNACKS, BARBECUE
LUNCH AND SNACKS AFTER THE
GAME AND PRIZES SPONSORED BY

†The Form 1 Company™

ONLY \$99.00 PER PERSON
SPONSORED BY CHRIS GILL - THE FORM 1 COMPANY
PLEASE BOOK ALL TEAMS BEFORE FRIDAY THE 10TH NOVEMBER
TEAMS OF 4 PLAYERS - AMBROSE WITH SHOTGUN START.

[Download Brochure](#)

Only 15 minutes from the centre of CBD, Mount Osmond Golf Club is blessed with glorious views of the city of Adelaide, Mount Loft Rangers and coastline. The wide undulating fairways, challenging greens and stimulating course layout will always make for a memorable round. Our beautiful heritage clubhouse and welcoming membership will give you a golfing experience that's been delighting our members since 1927.

Golf Carts: Please book early and book direct
Pro Shop - Tel.: 8379 1674



SOCIETY CHRISTMAS DRINKS 2023



[Download Brochure](#)

20th
DECEMBER
Wednesday
5 PM

THE HWY BEER GARDEN
290 ANZAC HWY, PLYMPTON SA 5038

● **Seafood Canapes** ● **Gourmet Plates** ● **Oysters**

\$35 each to cover food

Bar open at cost

merry
CHRISTMAS

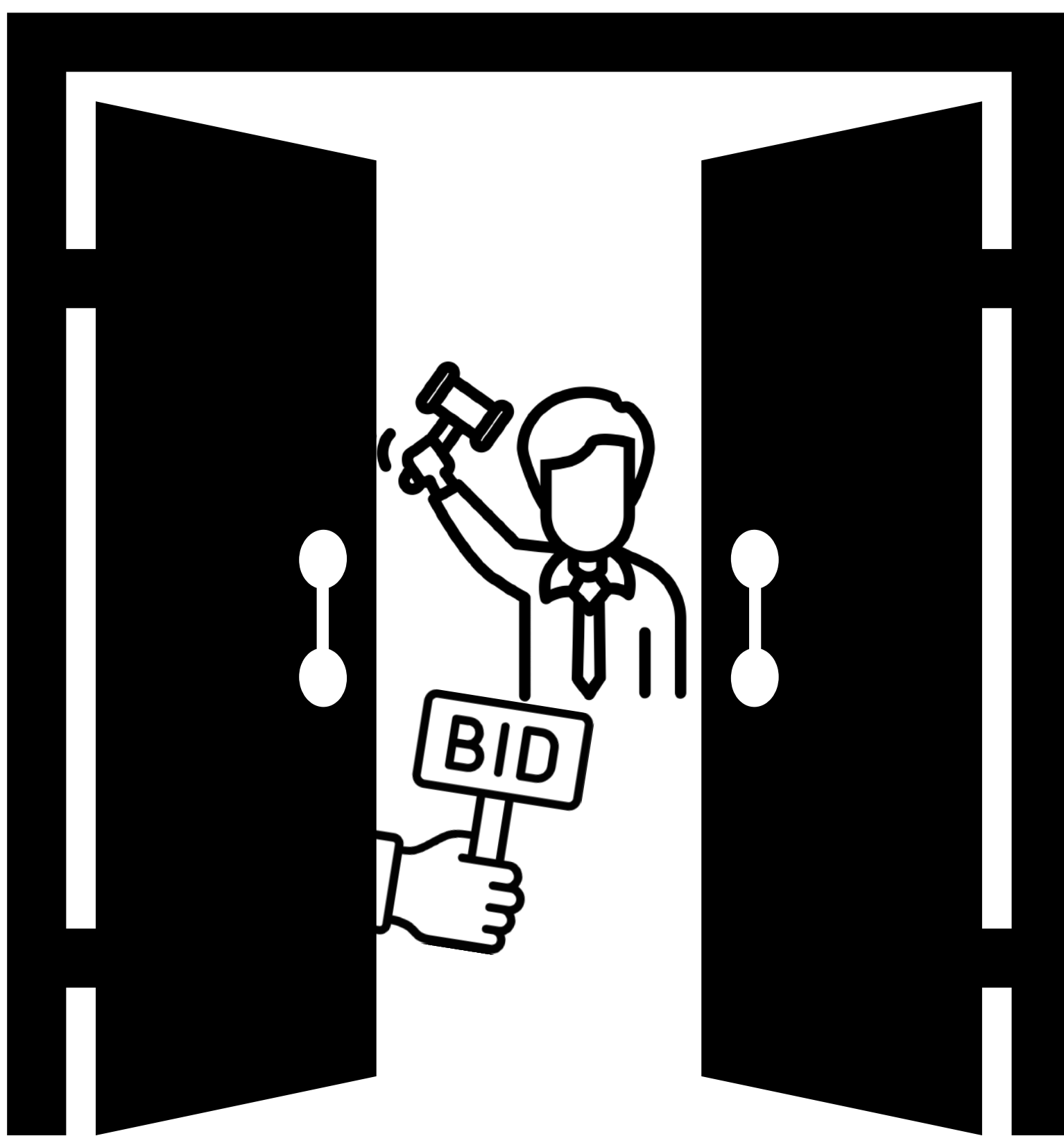




GOLDEN GAVEL LIVE 2024



Nominations are now open!



[Conditions of Entry.](#)

[Nominate
online](#)

[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.



Society Golf Classic Honor Roll



1998 Elders Nairne

David Smart
Joe Bitter
Derik Keen
Brian Wood

1999 Weston Raine & Horne

Tom Biggar
Stuart Hocking
Paul McWilliam
Brenton Quick

2000 L.J. Hooker Craigmore/Elizabeth

Bill Johnson
Alan Wilson
Vincent Davies
Richard Allen

2001 All the President's Men

Nick Baranikow
Brenton Hill
Gary Janetski
Mike Stillwell

2002 Century 21/Johnson & Fullgrabe

Bill Johnson
Steve Eitzen
Dave Jones
Peter Christie

2003 L.J. Hooker Unley

Geoff Sandow
Peter Economou
Jack Horton
John Gallagher

2004 L.J. Hooker Glenelg

Danny Pollard
Damien Henry
Jarad Henry
Michael Henry

2005 Brock Harcourts Salisbury

Mario Michael
Mark Harkotsikas
Lee Copus
George Giotis

2006 L.J. Hooker

Paul Henry
Nick Baranikow
Peter Grzesch
John Gallagher

2007 L.J. Hooker Kensington

Richard Thwaites
John Turner
Larry Collins
Michael Justin

2008 REISA

Greg Troughton
David Kennewell
Damien Fourts
Paul Collis

2009 Corsers Conveyancing

Chris Gill
Andrew Fox
Ken Bruce
Paul Fried

2010 Team Scarce

Matt Scarce
Scott Parslow
Ashley Evans
Robin Jones

2011 Brock Harcourts Brighton/Hallett Cove

Steve Bachman
Frank Hochbaum
Tyson Bachman
Lindsay Warner





Society Golf Classic Honor Roll



2012 Team Bowden

Damien Burchell
Patrick Buying
George D'Agostino
Paul Grant

2018 Bowden Group

Sam Bowden
Patrick Buying
Paul Grant
Derek Butler

2013 The Form 1 Company Team

Chris Gill
Tim Pozza
Charles Clemente
Andrew Fox

2019 Philpott Real Estate & O'Loughlins Lawyers

David Philpott
Peter Smith
Hamish Archibald
Paul Cooper

2014 Scarce Real Estate

Matthew Scarce
Ashley Evans
Jehad Rasheed
Scott Parslow

2020 Ray White Flinders Park 1

Attilio Cavuoto
Scott Petherick
Maurice Dicheira
Joe Scriva

2015 Century 21 Bayside Brighton

Larry Collin
Jarrah Holmes
John Pope
Tommy French

2021 Ray White Flinders Park

Attilio Cavuoto
Scott Petherick
Maurice Dicheira
Joe Scriva

2016 CENTURY 21 BRIGHTON

Jarrah Holmes
Larry Collin
Wayne Johnson
Adam Farrelly

2022 The Form 1 Company Team

Chris Gill
Matt Scarce
Charles Clemente
Ken Bruce

2017 Platinum Property Styling

Sam Doman
Darren Edwards
Darren Tracis
Trent Jones





SOCIETY'S AUCTIONS



WYNN VALE,
5 Verdelho Street
SOLD for \$618,000

Agent: DB Philpott Real Estate
Auctioneer: Jonathon Moore



WINGFIELD,
5 Penley Avenue
SOLD for \$841,000

Agent: Ray White Campbelltown
Auctioneer: John Morris



WINDSOR GARDENS,
36 Tallack Street
SOLD for \$730,500

Agent: LJ Hooker Adelaide Metro
Auctioneer: Troy Tyndall



PARKSIDE,
30 Oxenbould Street
SOLD for \$1,090,000

Agent: Toop & Toop
Auctioneer: Glenn McMillan



SOCIETY'S AUCTIONS



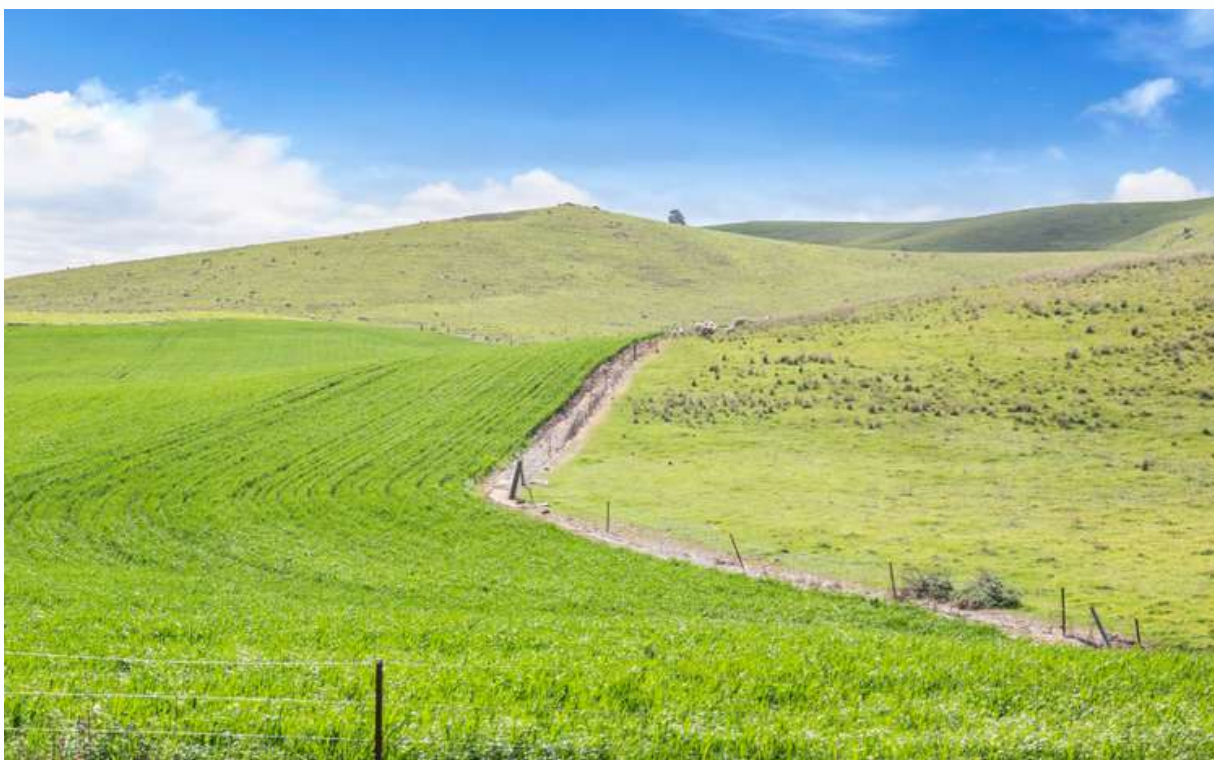
ST PETERS,
6A Players Ave
SOLD for \$1,920,000

Agent: Toop & Toop
Auctioneer: Bronte Manuel



DOVER GARDENS,
24A Vinall Street,
SOLD for \$955,000

Agent: Chris Daley
Auctioneer: Rod Smitheram



RIVERTON,
'Hills Block' Lot 414 Gants Hill Road
SOLD for \$1,060,000

Agent: Ray White Rural SA
Auctioneer: Geoff Schell



BEDFORD PARK,
13 Milton Street
SOLD for \$700,000

Agent: Smallacombe Real Estate
Auctioneer: David Smallacombe



SOCIETY'S AUCTIONS

SOLD!



COROMANDEL VALLEY,
63 Light Road
SOLD for \$939,000

Agent: Martin Real Estate
Auctioneer: Brett Roenfeldt



DUDLEY PARK,
11 Oldsmobile Tce
SOLD for \$850,000

Agent: Toop & Toop
Auctioneer: Vincent Doran



OTTOWAY,
1-4/24 Ina Ave
SOLD for \$1,420,000

Agent: Ray White Woodville
Auctioneer: Jonathon Moore



MARION,
5B Inverness Avenue
SOLD for \$890,000

Agent: Ray White Glenelg
Auctioneer: Rod Smitheram



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
WINDSOR GARDENS	36 Tallack Street	Tuesday, 01/10/2023	LJ Hooker Adelaide Metro	Troy Tyndall	\$730,500
WYNN VALE	5 Verdelho St	Monday, 04/10/2023	DB Philpott Real Estate	Jonathon Moore	\$618,000
HAZELWOOD PARK	19 Russell Avenue	Saturday, 06/10/2023	Ray White Kensington	John Morris	\$1,100,000
WINGFIELD	5 Penley Avenue	Saturday, 06/10/2023	Ray White Campbelltown	John Morris	\$841,000
WINDSOR GARDENS	6 Hartley Grove	Saturday, 06/10/2023	All Adelaide Real Estate	John Morris	\$793,000
WIRRABARA	269 Wegner Road	Saturday, 06/10/2023	Ray White Rural SA	Geoff Schell	\$3,900,000
WEST LAKES	1 Barbados Court,	Monday, 07/10/2023	Ray White Glenelg	Rod Smitheram	\$1,270,000
GRANGE	54 Swan Street,	Monday, 07/10/2023	Ray White Glenelg	Rod Smitheram	\$1,100,000
SEAVIEW DOWNS	8 Le Hunte Street,	Monday, 07/10/2023	Ray White Glenelg	Rod Smitheram	\$875,000
KENSINGTON GARDENS	392 Glynburn Road	Monday, 07/10/2023	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,300,000
SEMAPHORE	29 Recreation Parade	Monday, 07/10/2023	Ray White Semaphore	John Morris	\$926,000
GLENSIDE	5/21A Windsor Road	Monday, 07/10/2023	Ray White Norwood	John Morris	\$685,000
REDWOOD PARK	23 Burford Crescent	Monday, 07/10/2023	Ray White Salisbury	John Morris	\$895,000
GREENACRES	22b Esther Binks Avenue	Monday, 07/10/2023	Ray White Prospect	John Morris	\$705,000
SEATON	19 Montrose Avenue	Monday, 07/10/2023	Ray White Prospect	John Morris	\$823,500



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
LARGS BAY	35 Kanowna Road	Monday, 07/10/2023	Ray White Semaphore	John Morris	Sold Prior
DOVER GARDENS	24A Vinall Street,	Monday, 07/10/2023	Ray White Glenelg	Rod Smitheram	\$955,000
CHRISTIES BEACH	36 Wootoona Ave	Monday, 07/10/2023	Magain Real Estate	Jonathon Moore	\$960,000
MILE END	23a Lurline St	Monday, 07/10/2023	Ray White Campbelltown	Jonathon Moore	\$735,000
SEATON	81b Balcombe Ave	Monday, 07/10/2023	Belle Property West Lakes	Jonathon Moore	\$794,000
WEST CROYDON	7 Cavendish St	Monday, 07/10/2023	Ray White Woodville	Jonathon Moore	\$970,000
SALISBURY NORTH	25 Header Ave	Monday, 07/10/2023	Smith Partners	Jonathon Moore	\$585,300
HIGHGATE	29 Highgate Street	Monday, 07/10/2023	Toop & Toop	Bronte Manuel	\$2,480,000
MALVERN	53 Malvern Ave	Monday, 07/10/2023	Toop & Toop	Bronte Manuel	P.N.D.
GLENGOWRIE	61 Beadnall Tce	Monday, 07/10/2023	Toop & Toop	Bronte Manuel	\$950,000
ST PETERS	6A Players Ave	Monday, 07/10/2023	Toop & Toop	Bronte Manuel	\$1,920,000
PARKSIDE	30 Oxenbould Street	Monday, 07/10/2023	Toop & Toop	Glenn McMillan	\$1,090,000
NORTHFIELD	12A Hoods Road	Monday, 07/10/2023	Toop & Toop	Glenn McMillan	\$755,000
ABERFOYLE PARK	2 Delta Crescent	Thursday, 08/10/2023	Ray White Norwood	John Morris	\$730,000
PARA HILLS	5A Bolton Road	Thursday, 08/10/2023	Ray White Norwood	John Morris	\$700,000



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
SMITHFIELD	5 Charta Circuit	Thursday, 08/10/2023	Ray White Norwood	John Morris	\$655,000
BLAKEVIEW	40 Park Terrace	Thursday, 08/10/2023	Ray White Salisbury	John Morris	\$790,000
WEST CROYDON	23 Alfred Rd	Thursday, 08/10/2023	Ray White Grange	Jonathon Moore	\$1,210,000
SEATON	12 Kingbourn Ave	Thursday, 08/10/2023	Ray White Henley Beach	Jonathon Moore	\$1,016,500
HECTORVILLE	7 Catherine St	Thursday, 08/10/2023	Ray White Campbelltown	Jonathon Moore	\$910,000
BEDFORD PARK	13 Milton Street	Friday, 11/10/2023	Smallacombe Real Estate	David Smallacombe	\$700,000
RIVERTON	Hills Block' Lot 414 Gants Hill Road	Friday, 11/10/2023	Ray White Rural SA	Geoff Schell	\$1,060,000
CHRISTIES BEACH	40 Beach Rd	Sunday, 12/10/2023	Commercial SA	Jonathon Moore	\$1,710,000
DUDLEY PARK	9 Young Street	Friday, 13/10/2023	Ray White Prospect	John Morris	\$730,000
MARION	6 TWEED AVENUE	Friday, 20/10/2023	RAY WHITE GLENELG	Rod Smitheram	\$733,000
FAIRVIEW PARK	14 Crampton St	Friday, 20/10/2023	Scott Murphy Real Estate	Brett Roenfeldt	\$698,500
OTTOWAY	1-4/24 Ina Ave	Friday, 20/10/2023	Ray White Woodville	Jonathon Moore	\$1,420,000
MANNINGHAM	11 Marie Road	Saturday, 14/10/2023	Jump Property	Brett Roenfeldt	\$1,050,000
VALLEY VIEW	42 Pauls Drive	Saturday, 14/10/2023	LJ Hooker Kensington Unley	Nick Ploubidis	\$695,000
LARGS NORTH	10 Lamorna Terrace	Saturday, 14/10/2023	Century 21 Beachside and Lakes	Brett Roenfeldt	\$725,000



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
COROMANDEL VALLEY	63 Light Road	Saturday, 14/10/2023	Martin Real Estate	Brett Roenfeldt	\$939,000
MARION	5B Inverness Avenue,	Saturday, 14/10/2023	Ray White Glenelg	Rod Smitheram	\$890,000
MARION	6A Larkdale Avenue	Saturday, 14/10/2023	Ray White Glenelg	Rod Smitheram	Sold Prior
SEACLIFF PARK	16A Barnett Tce,	Saturday, 14/10/2023	Ray White Glenelg	Rod Smitheram	\$825,000
PARAFIELD GARDENS	36 Atharlie Avenue	Saturday, 14/10/2023	Ray White Semaphore	John Morris	\$671,000
NEWTON	18 Papangi Avenue	Saturday, 14/10/2023	Ray White Para Hills	John Morris	\$809,000
MODBURY HEIGHTS	29 Taylor Street	Saturday, 14/10/2023	Ray White Norwood	John Morris	\$683,000
SALISBURY NORTH	6D Harnham Road	Saturday, 14/10/2023	Ray White Salisbury	John Morris	Sold Prior
PARALOWIE	1/2 Clapton Drive	Saturday, 14/10/2023	Ray White Salisbury	John Morris	Sold Prior
LIGHTSVIEW	32 City View Blvd	Saturday, 14/10/2023	Ray White Woodville	Jonathon Moore	\$737,000
ALLENBY GARDENS	169 East Ave	Saturday, 14/10/2023	Ray White Woodville	Jonathon Moore	P.N.D.
LOCKLEYS	5 Fulham Park Drive	Saturday, 14/10/2023	Ray White Henley Beach	Jonathon Moore	\$1,260,000
UNLEY	244 Young St	Saturday, 14/10/2023	Harcourts St Peters	Jonathon Moore	\$1,400,000
NORWOOD	4/37 Queen St	Saturday, 14/10/2023	Harcourts St Peters	Jonathon Moore	\$1,270,000
GLENUNGA	1A Cedar Ave	Saturday, 14/10/2023	Toop & Toop	Bronte Manuel	Sold Prior



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
PARADISE	25 Wood Road	Saturday, 21/10/2023	Toop+Toop	Glenn McMillan	\$635,000
COLLEGE PARK	5 Baliol Street	Saturday, 21/10/2023	Toop+Toop	Bronte Manuel	\$4,600,000
GLEN OSMOND	11 Dutton Street	Saturday, 21/10/2023	Toop+Toop	Bronte Manuel	\$1,940,000
WESTBOURNE PARK	4/5 Richmond Road,	Saturday, 21/10/2023	Ray White Glenelg	Rod Smitheram	\$502,500
ASCOT PARK	U1/8 West Street,	Saturday, 21/10/2023	Ray White Glenelg	Rod Smitheram	Sold Prior
STURT	43 Travers Street,	Saturday, 21/10/2023	Ray White Glenelg	Rod Smitheram	\$930
FLINDERS PARK	52 Nelson ave	Saturday, 21/10/2023	Peter Ravese Real Estate	Brett Roenfeldt	\$799,000
BANKSIA PARK	253 Hancock Road	Saturday, 21/10/2023	First National Burton Groves	Jarrold Tagni	Sold Prior
PARA VISTA	47 Kalina Ave	Saturday, 21/10/2023	Eclipse Real Estate	Brett Roenfeldt	\$674,000
MARION	42 Finnis Street,	Saturday, 21/10/2023	Ray White Glenelg	Rod Smitheram	\$760,000
MODBURY HEIGHTS	5 Olympus Avenue	Saturday, 21/10/2023	The Property People	Brett Roenfeldt	\$626,500
TRINITY GARDENS	50 Canterbury Ave	Saturday, 21/10/2023	Ray White Campbelltown	Jonathon Moore	\$1,320,000
TORRENSVILLE	68 Hounslow Ave	Saturday, 21/10/2023	DB Philpott Real Estate	Jonathon Moore	\$822,000
ELIZABETH DOWNS	7 Fortress Avenue	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	\$315,000



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
MAWSON LAKES	12 Flinders Court	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	\$900,000
SURREY DOWNS	10 Baxter Avenue	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	\$602,500
RIDGEHAVEN	9 Hilltop Avenue	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	\$610,000
SALISBURY	44 Saints Road	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	P.N.D
MAWSON LAKES	9 Frome Crescent	Saturday, 21/10/2023	LJ Hooker Property Specialists	Michael Fenn	\$1,240,000
UNLEY	27 Marion Street	Saturday, 21/10/2023	LJ Hooker Adelaide Metro	Troy Tyndall	P.N.D.
MAWSON LAKES	87 Douglas Drive	Saturday, 28/10/2023	Julianne Price Real Estate	Brett Roenfeldt	Sold Prior
SEMAPHORE PARK	2/13 Beachway Avenue	Sunday, 15/10/2023	Century 21 Beachside and Lakes	Brett Roenfeldt	\$512,000
DUDLEY PARK	11 Oldsmobile Tce	Sunday, 15/10/2023	Toop & Toop	Vincent Doran	\$850,000
BROMPTON	87 West Street	Sunday, 15/10/2023	Toop & Toop	Vincent Doran	Sold Prior
MODBURY HEIGHTS	4 Abeona Close	Sunday, 22/10/2023	Toop & Toop	Bronte Manuel	\$705,000
TORRENSVILLE	1 Chapman St	Sunday, 22/10/2023	LJ Hooker Mile End	Brett Roenfeldt	\$790,000
GLADSTONE	Lot 11 Gladstone-Beetaloo Road	Tuesday, 17/10/2023	Ray White Rural South Australia	Geoff Schell	\$2,020,000
SEACOMBE GARDENS	5A Greenasche Grove	Tuesday, 24/10/2023	Toop & Toop	Vincent Doran	\$980,000



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
CHRISTIES BEACH	82 Fenton Ave	Tuesday, 24/10/2023	Scott Murphy Real Estate	Brett Roenfeldt	Sold Prior
WASLEYS	532 Harris Road	Wednesday, 18/10/2023	Ray White Rural SA	Geoff Schell	\$3,450,000
LARGS NORTH	30 Afric Street	Wednesday, 18/10/2023	Century 21 Beachside and Lakes	Brett Roenfeldt	\$942,000
TANUNDA	4 Koblenz Court	Wednesday, 25/10/2023	Homburg Real Estate Barossa	Brett Roenfeldt	\$509,000
NORTHGATE	38 Dumfries Ave	Wednesday, 25/10/2023	DB Philpott Real Estate	Jonathon Moore	\$952,000
PARALOWIE	11 Piovesan Drive	Thursday, 26/10/2023	Ray White Woodville	Jonathon Moore	\$690,000
HOPE VALLEY	4 Armbuster Street	Friday, 27/10/2023	First National Burton Groves	Jarrold Tagni	\$672,000
HAZELWOOD PARK	18 Howard Street	Saturday, 28/10/2023	Toop + Toop	Bronte Manuel	\$1,815,000
BROMPTON	60 Second Street	Saturday, 28/10/2023	Toop + Toop	Vincent Doran	\$862,000
LOCKLEYS	11 Willingale Ave	Saturday, 28/10/2023	Ray White Henley Beach	Jonathon Moore	\$1,820,000
HOLDEN HILL	19 Karina Cres	Saturday, 28/10/2023	DB Philpott Real Estate	Jonathon Moore	\$595,000
SALISBURY EAST	5 Galloway Ave	Saturday, 28/10/2023	DB Philpott Real Estate	Jonathon Moore	\$600,000
GLENSIDE	5 Windsor Road	Saturday, 28/10/2023	Toop + Toop	Bronte Manuel	Sold Prior
HENLEY BEACH SOUTH	4 & 4a Viaduct Ave	Saturday, 28/10/2023	Ray White Henley Beach	Jonathon Moore	\$1,207,000
BROOKLYN PARK	54 Tolley Cres	Saturday, 28/10/2023	Ray White Woodville	Jonathon Moore	\$1,220,000



MONTHLY AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
HINDMARSH ISLAND	9 Mills Rd	Sunday, 29/10/2023	MichaelKris Real Estate	Brett Roenfeldt	\$1,020,000
LOCKLEYS	11 Peters St	Sunday, 29/10/2023	Ray White Henley Beach	Jonathon Moore	\$1,170,000
FERRYDEN PARK	53 Murray Street	Sunday, 29/10/2023	Toop + Toop	Vincent Doran	Sold Prior
OAKDEN	28 Benthall Avenue	Saturday, 28/10/2023	LJ Hooker Adelaide Metro	Troy Tyndall	Sold Prior
SOUTH PLYMPTON	143 Raglan Ave	Saturday, 28/10/2023	Harcourts Adelaide City	Brett Roenfeldt	Sold Prior
LOWER MITCHAM	20 Hay Street	Saturday, 28/10/2023	Keeping It Realty	Brett Roenfeldt	\$1,227,000
OAKDEN	8 Covent Terrace	Saturday, 28/10/2023	All Adelaide City Edge	Brett Roenfeldt	\$685,000
VALLEY VIEW	22 Clifford Way	Saturday, 28/10/2023	All Adelaide City Edge	Brett Roenfeldt	\$785,000
BEAUMONT	12 Gumbrae Avenue	Saturday, 28/10/2023	Williams Real Estate	Hamish Mill	\$1,620,000
FULLARTON	4/ 112 Wattle Street	Saturday, 28/10/2023	Williams Real Estate	Hamish Mill	\$650,000
WOODVILLE	2/14 Radstock St	Saturday, 28/10/2023	Ray White Woodville	Jonathon Moore	\$683,000
FINDON	1 Trimmer Parade	Saturday, 11/11/2023	Century 21 Beachside and Lakes	Brett Roenfeldt	Sold Prior
DRY CREEK	13 Magazine Road	Thursday, 02/11/2023	LJ Hooker Commercial Adelaide	Troy Tyndall	Sold Prior
GOODWOOD	20 Grace Street	Monday, 30/10/2023	Lew Toop & Gena Nash	Bronte Manuel	\$1,300,000



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



Scott Newton



Matt Smith



Paul Arnold



Sharon Gray



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



Marc duPlessis



Simon Tanner



Tim Thredgold



'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**](#)

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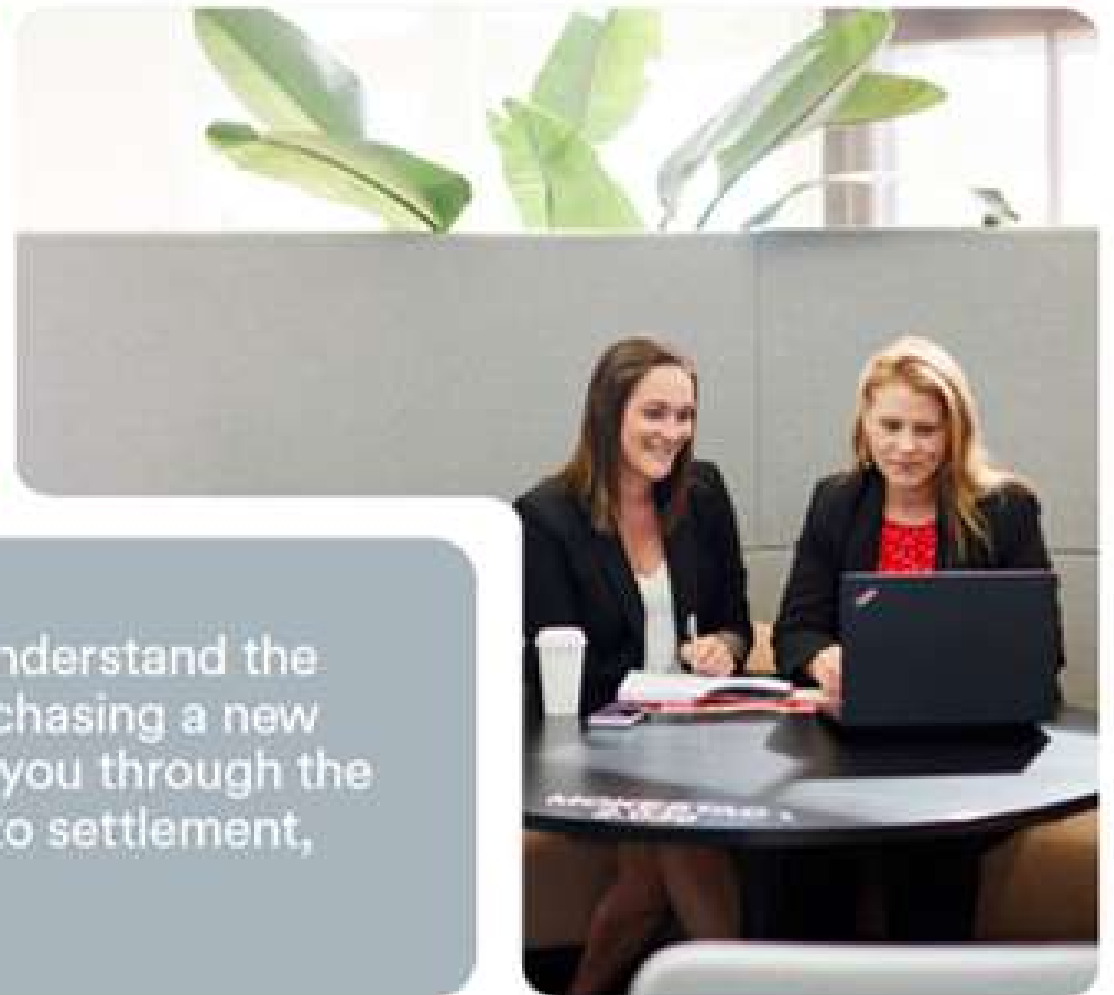
For more information visit our website directconnect.com.au or call 1300 650 767

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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!



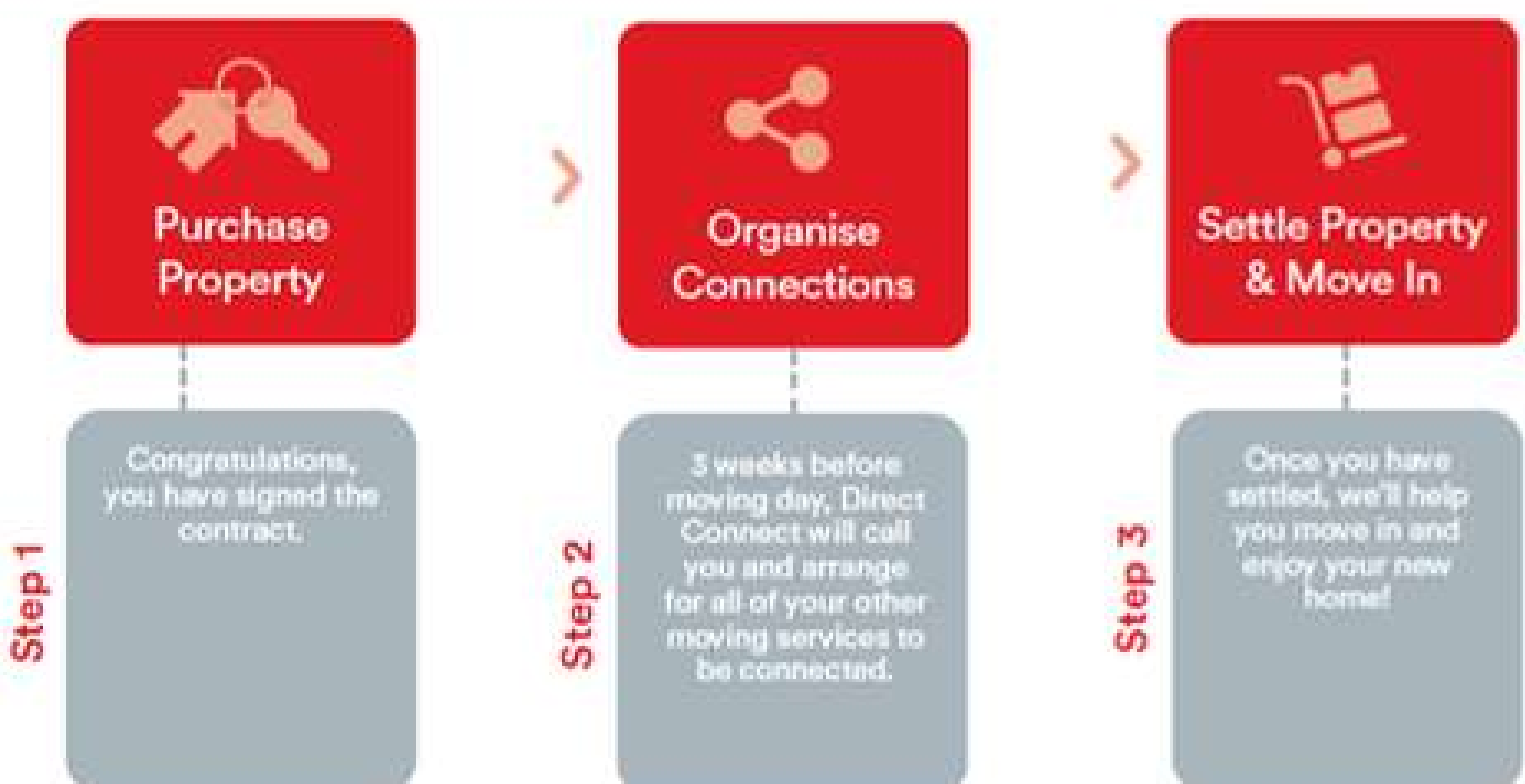
Our telecommunication experts can advise you on a great range of phone, broadband and mobile solutions, tailored to suit your needs.



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.



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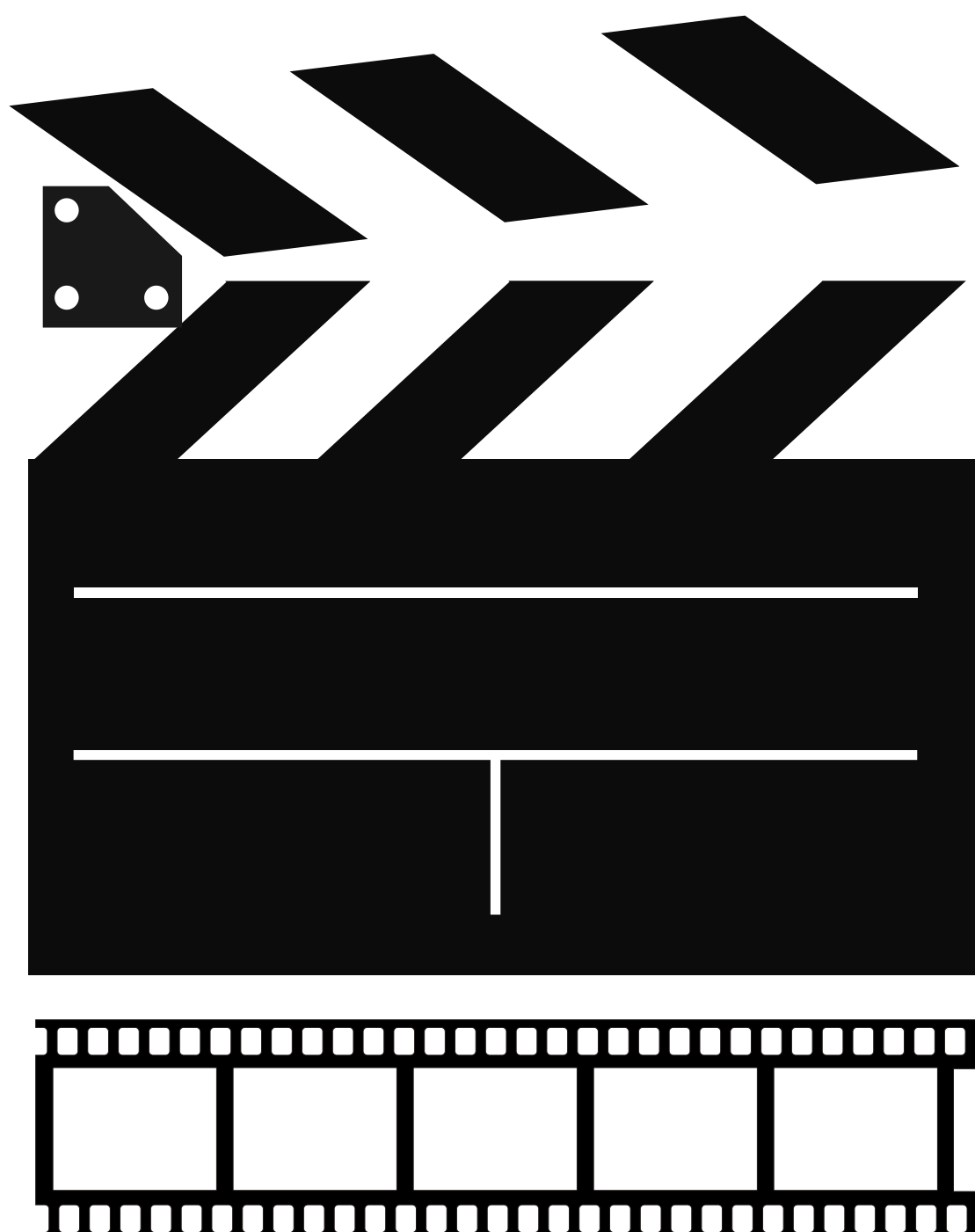
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For Form 1 preparation please contact Chris Gill on 7221 4908

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

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

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21 ADVANTAGES OF AUCTION

SOCIETY OF AUCTIONEERS & APPRAISERS S.A. INC.

The 21 Advantages of using Auction as Your Preferred Marketing Process



POWERFUL MARKETING TOOL

Auction puts the Focus on Your Property

What are the Advantages to me as a Vendor?

1. **Control**, as Vendor you set the terms and conditions.
2. You get a **cash unconditional contract**.
3. **10% deposit** on the fall of the hammer.
4. **No cooling off period** applies.
5. **Allows 3 opportunities to sell** – before, at Auction or immediately after – and reduces the overall selling time in the market.
6. **Creates a sense of urgency**, which motivates purchasers to action.
7. **Allows all potential buyers to compete** amongst themselves to offer you the best price.
8. Can be used as part of a **total marketing package** where auction is the component that gets the buyers to act.
9. **Price is usually not disclosed** so you remove the objection factor.
10. **Forces buyers to make decisions** to a deadline of the auction date and brings negotiations to a head.
11. **The Auctioneer's skills, enthusiasm and techniques** can maximise the price.
12. **Vendors control their reserve price** and settlement date and accept or reject varied terms and get cash contracts, which usually settle in 30 days.
13. In every other form of marketing the buyer is in control. The buyer will dictate the offer, terms, subject to finance, subject to sale, subject to building inspection etc. and get a cooling off period. The buyer will negotiate from a position of strength. **With Auction the Vendor dictates the terms.**
14. **Auction opens the door** to more motivated buyers.
15. The Auction marketing campaign that you choose will be tailored to deliver maximum exposure within the first few weeks on the market – the time frame during which it is most likely to sell.
16. Your home is only open at times that suit you with a predetermined schedule of opens.
17. **The level of market interest** will help you gauge your reserve price.

What is an Auction?

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

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

Why Auction Real Estate?

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

Committed Vendors sell their property by Auction!

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

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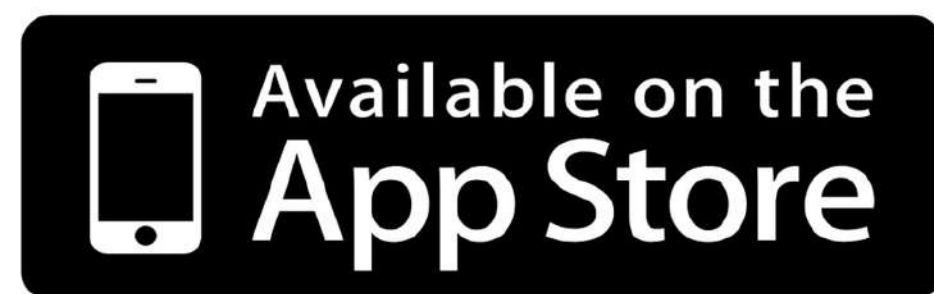
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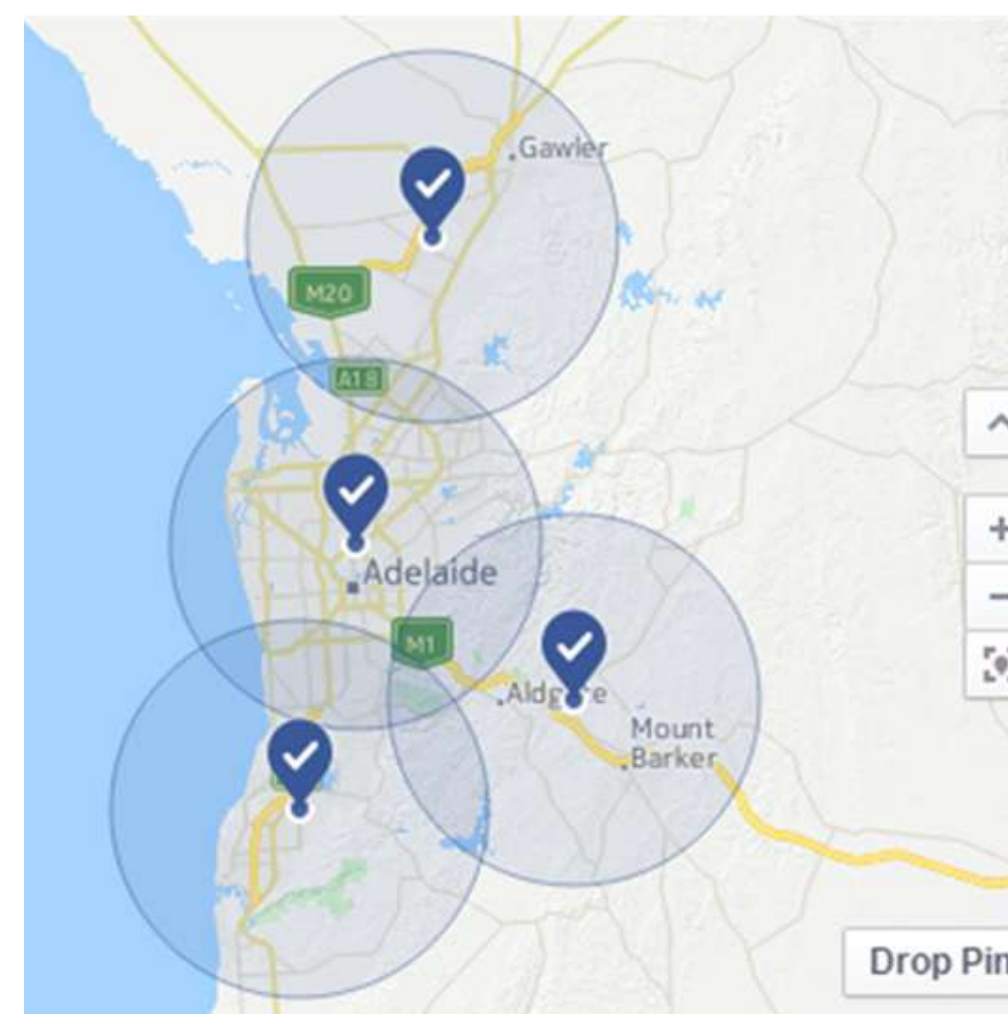
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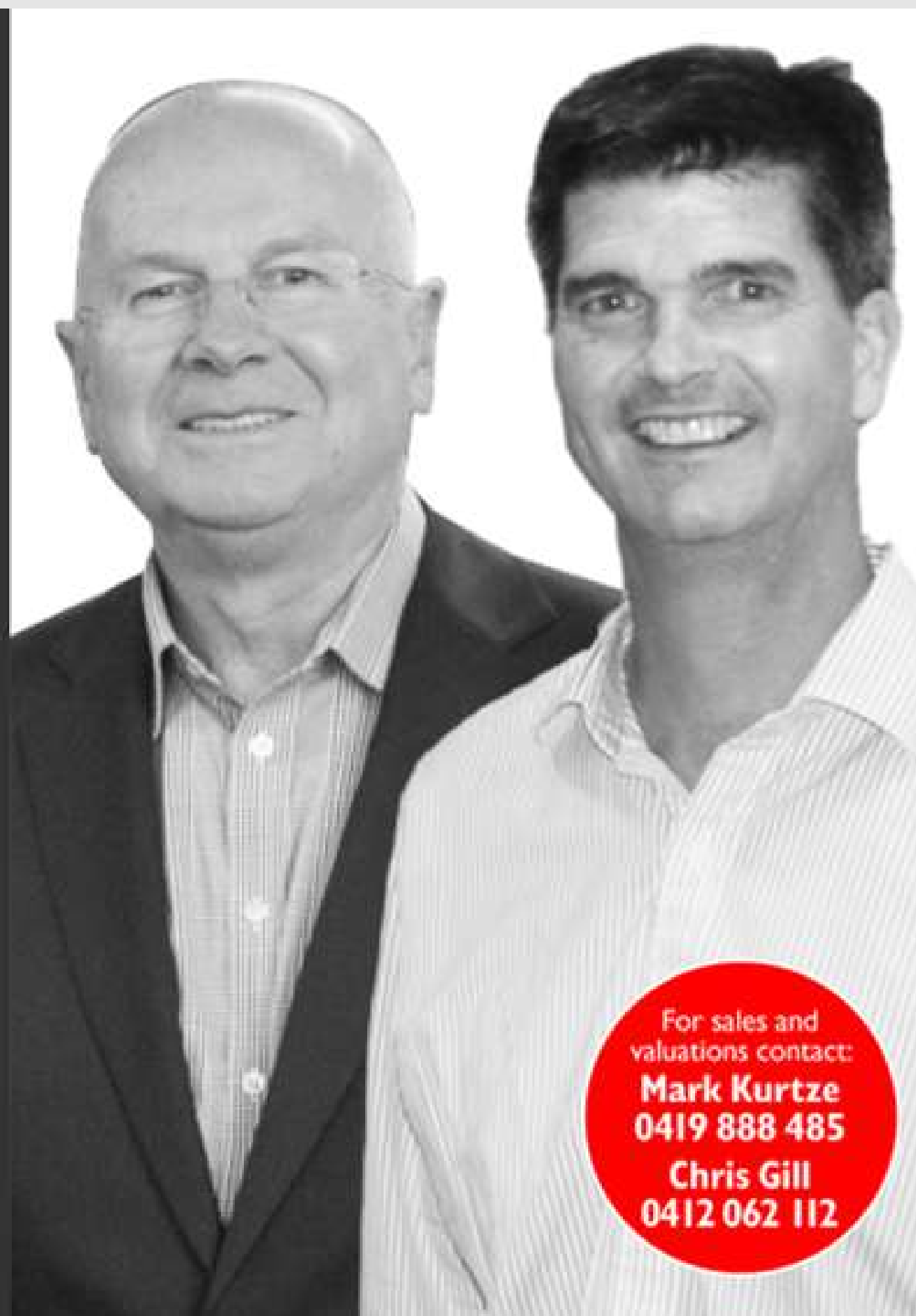
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