

DFG Wealth Monthly News – November 2017



Spring cleaning or Spring selling

Winter is now a memory and we are finally seeing signs of Spring with gardens in full bloom and the smell of freshly cut grass. 'FOR SALE' signs are also on the increase at the Mornington Peninsula during this time. Which begs us to ask: Is Spring the best time to sell your property?

With an array of properties on the market from beach shacks to acreage there is no doubt Spring has a selection of homes for sale to the broad market. As a seller you may decide to put your property up with all the competition or wait for a quieter time in the year. The preparation of getting your home ready for sale can be exhausting and it's important to show off your home in the best light to get the best price.

Consider your location and any draw backs of selling it during the tourist months. Can you access your house easily or is parking a problem whilst we have an increase of visitors at the Mornington Peninsula? Questions such as these can make or break a sale. We all know how busy the Nepean Rd is after Boxing Day!

Speak with a number of local real estate agents and get their professional opinion as to the best time to sell your home. Should you need a home loan don't forget to speak with one of our mortgage brokers for a loan that meets your needs.



The Christmas crunch

With less than two months until Christmas, VCE exams amidst and Summer holidays to plan it's no wonder families are feeling a little stressed at this time of year. There is a great deal happening in the next couple of months before we can ease into the holidays; it's important to have a financial plan.

Some locals have much more than their personal commitments to consider; small businesses in the Mornington Peninsula are gearing up for an explosive influx of tourists and this time of year can determine how the following year will pan out. Although cashflow may be high during this period it's important to consider future expenses such as putting money aside for GST and also saving some money for the months that aren't so manic.

Having a budget is as important for businesses as it is individuals. Creating a financial budget may include a balance sheet, cash flow, income and expenses and profit and loss sheet. Your bookkeeper, accountant or financial planner can assist you in creating a financial plan. Once you can determine your situation in black and white, you can make informed decisions for your future and work towards keeping yourself and your business out of the red.



See ya Holden

'We love football, meat pies, kangaroos and Holden cars', as the 70's Australian ad sang loud and clear to the nation under the Southern stars. A few decades later we say "See ya" to our car manufacturing industry in Australia. It is indeed an end of an era.

How things have changed...we still love our football, many of us are vegans, kangaroo meat is a culinary delicacy and Teslas are the flavour of the month. In spite of the government giving \$30bn of financial assistance to the car manufacturing industry in a time span of 15 years, we couldn't save an icon.

According to ASIC, Australians spend around 78.4 billion dollars on their cars each year. With the ABS (Australian Bureau of Statistics) figures showing 99,850 new car sales for September 2017 alone, it's clear to see investing in that dream car with the lion and stone emblem or otherwise is still having Australians heading for the fast lane. Drive safe and feel free to contact us with any feedback or questions.



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